



Address: [1312 POWDER RIVER TR](#)
City: SOUTHLAKE
Georeference: 24195-2-26
Subdivision: LONESOME DOVE ESTATES-SOUTHLKE
Neighborhood Code: 3S100A

Latitude: 32.9791225577
Longitude: -97.1285016698
TAD Map: 2114-476
MAPSCO: TAR-012Q



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LONESOME DOVE ESTATES-SOUTHLKE Block 2 Lot 26

Jurisdictions:

CITY OF SOUTHLAKE (022)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$842,984

Protest Deadline Date: 5/24/2024

Site Number: 06922902

Site Name: LONESOME DOVE ESTATES-SOUTHLKE-2-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,316

Percent Complete: 100%

Land Sqft^{*}: 17,050

Land Acres^{*}: 0.3914

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

WATERS RONALD G
WATERS JANA D

Primary Owner Address:

1312 POWDER RIVER TR
SOUTHLAKE, TX 76092-3246

Deed Date: 10/16/2002

Deed Volume: 0016065

Deed Page: 0000232

Instrument: 00160650000232

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SALAZAR GEORGE E;SALAZAR PENNYE	12/10/1998	00135590000440	0013559	0000440
PATRICK GRAY CUSTOM HOMES INC	9/18/1997	00129170000555	0012917	0000555
H CREEK DEVELOPMENT INC	1/1/1996	00000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$549,434	\$293,550	\$842,984	\$842,984
2024	\$549,434	\$293,550	\$842,984	\$774,400
2023	\$608,415	\$293,550	\$901,965	\$704,000
2022	\$444,300	\$195,700	\$640,000	\$640,000
2021	\$444,300	\$195,700	\$640,000	\$640,000
2020	\$448,870	\$176,130	\$625,000	\$614,429

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

- HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.