



Address: [1309 POWDER RIVER TR](#)
City: SOUTHLAKE
Georeference: 24195-4-7
Subdivision: LONESOME DOVE ESTATES-SOUTHLKE
Neighborhood Code: 3S100A

Latitude: 32.9786044103
Longitude: -97.1290670489
TAD Map: 2108-476
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 4 Lot 7

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)

Protest Deadline Date: 5/24/2024

Site Number: 06923127

Site Name: LONESOME DOVE ESTATES-SOUTHLKE-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,291

Percent Complete: 100%

Land Sqft^{*}: 14,300

Land Acres^{*}: 0.3282

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:

MINGFENG & LAURA YEH REVOCABLE TRUST

Primary Owner Address:

1309 POWDER RIVER TRL
SOUTHLAKE, TX 76092

Deed Date: 5/10/2022

Deed Volume:

Deed Page:

Instrument: [D222128917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YEH LAURA;YEH MINGFENG DENNIS	5/13/2021	D221142363		
CONNOLE JEFFERY LEE;CONNOLE JENNIFER CAZAREZ	11/18/2019	D219266444		
HAYS JAMES R;HAYS MYRA	9/29/2010	D210243174	0000000	0000000
BARTLETT JOHN BRETT	12/4/2002	00162020000357	0016202	0000357
PRACHYL KELLY;PRACHYL KEVIN	10/12/2001	00152050000276	0015205	0000276
WEBBER BRIAN S;WEBBER TERI	5/21/1999	00138260000218	0013826	0000218
JEFF MERCER INC	3/25/1998	00131600000099	0013160	0000099
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	\$548,776	\$246,225	\$795,001	\$795,001
2024	\$548,776	\$246,225	\$795,001	\$795,001
2023	\$579,081	\$246,225	\$825,306	\$825,306
2022	\$586,177	\$164,150	\$750,327	\$750,327
2021	\$456,177	\$164,150	\$620,327	\$620,327
2020	\$458,289	\$147,735	\$606,024	\$606,024

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.