



**Address:** [1316 HAT CREEK TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-4-12  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9782478398  
**Longitude:** -97.1283637001  
**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 4 Lot 12

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$953,773

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06923186

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-4-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,507

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,600

**Land Acres<sup>\*</sup>:** 0.3581

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SMDW LIVING TRUST

**Primary Owner Address:**

1316 HAT CREEK  
SOUTHLAKE, TX 76092

**Deed Date:** 2/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225025286](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RACKLEY KIMBERLY T;RACKLEY TERRY H Jr	10/7/2014	<a href="#">D214221146</a>		
HEALY LORI;HEALY ROBERT	3/14/2008	<a href="#">D208102937</a>	0000000	0000000
SEFCIK ARNOLD R JR	12/4/2007	<a href="#">D208010540</a>	0000000	0000000
GRIVAS DEBORAH M	5/27/1998	00132450000298	0013245	0000298
KRESLER HOMES INC	10/22/1997	00129560000284	0012956	0000284
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 <sup>+</sup>
2025	\$611,425	\$268,575	\$880,000	\$880,000
2024	\$685,198	\$268,575	\$953,773	\$880,022
2023	\$639,810	\$268,575	\$908,385	\$800,020
2022	\$620,049	\$179,050	\$799,099	\$727,291
2021	\$482,124	\$179,050	\$661,174	\$661,174
2020	\$484,362	\$161,145	\$645,507	\$645,507

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.