



Address: [1312 HAT CREEK TR](#)
City: SOUTHLAKE
Georeference: 24195-4-14
Subdivision: LONESOME DOVE ESTATES-SOUTHLKE
Neighborhood Code: 3S100A

Latitude: 32.9782402079
Longitude: -97.1291821215
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 14

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: NORTH TEXAS PROPERTY TAX SERVICE (00000005)

Protest Deadline Date: 5/24/2024

Site Number: 06923208

Site Name: LONESOME DOVE ESTATES-SOUTHLKE-4-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,299

Percent Complete: 100%

Land Sqft^{*}: 16,961

Land Acres^{*}: 0.3893

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

CARRUTH GRAHAM

Primary Owner Address:

1312 HAT CREEK TR
SOUTHLAKE, TX 76092-3230

Deed Date: 12/22/2010

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D210319625](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JACKSON ANGELA R;JACKSON FRED H	12/22/1998	00135790000072	0013579	0000072
H CREEK DEVELOPMENT INC	4/21/1998	00131940000466	0013194	0000466
KRESLER ROBERT C	11/14/1997	00129850000140	0012985	0000140
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	\$395,750	\$292,050	\$687,800	\$687,800
2024	\$487,750	\$292,050	\$779,800	\$779,800
2023	\$566,850	\$292,050	\$858,900	\$754,744
2022	\$585,656	\$194,700	\$780,356	\$686,131
2021	\$430,300	\$194,700	\$625,000	\$623,755
2020	\$451,901	\$173,099	\$625,000	\$567,050

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.