



Address: [1313 HAT CREEK TR](#)
City: SOUTHLAKE
Georeference: 24195-5-7
Subdivision: LONESOME DOVE ESTATES-SOUTHLKE
Neighborhood Code: 3S100A

Latitude: 32.9777329309
Longitude: -97.1290153198
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 5 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: 1997

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06923267

Site Name: LONESOME DOVE ESTATES-SOUTHLKE-5-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,917

Percent Complete: 100%

Land Sqft^{*}: 13,597

Land Acres^{*}: 0.3121

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:

BLAKE REVOCABLE TRUST DECLARATION

Primary Owner Address:

1313 HAT CREEK TRL
SOUTHLAKE, TX 76092

Deed Date: 12/5/2022

Deed Volume:

Deed Page:

Instrument: [D222281439](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS MARK;HARRIS MEREDETH	11/28/2016	D216293417		
HARRIS MEREDITH	12/10/2013	D213311547	0000000	0000000
TIMLIN BRUCE;TIMLIN KAREN	5/31/2007	D207257474	0000000	0000000
TIMLIN BRUCE;TIMLIN KAREN	3/11/1998	00131180000346	0013118	0000346
V PATRICK GRAY CUST HOMES INC	10/8/1997	00129440000459	0012944	0000459
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	\$417,291	\$234,075	\$651,366	\$651,366
2024	\$497,797	\$234,075	\$731,872	\$731,872
2023	\$551,022	\$234,075	\$785,097	\$785,097
2022	\$532,827	\$156,050	\$688,877	\$629,768
2021	\$416,466	\$156,050	\$572,516	\$572,516
2020	\$418,395	\$140,445	\$558,840	\$558,840

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

There are no exemptions for this property

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.