



**Address:** [1308 HAT CREEK TR](#)  
**City:** SOUTHLAKE  
**Georeference:** 24195-4-16R  
**Subdivision:** LONESOME DOVE ESTATES-SOUTHLKE  
**Neighborhood Code:** 3S100A

**Latitude:** 32.9780713275  
**Longitude:** -97.1299195784  
**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 16R

**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:** OOWNWELL INC (12140)

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

**Site Number:** 06997201

**Site Name:** LONESOME DOVE ESTATES-SOUTHLKE-4-16R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,486

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,832

**Land Acres<sup>\*</sup>:** 0.4323

**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:**

RODRIGUEZ JENAE

RODRIGUEZ RYAN

**Primary Owner Address:**

1308 HAT CREEK TRL  
SOUTHLAKE, TX 76092

**Deed Date:** 11/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223208472](#)

| Previous Owners                                      | Date      | Instrument                 | Deed Volume | Deed Page |
|--|-----------|----------------------------|-------------|-----------|
| BEAS SANDRA GABRIELA PAVIA;RODRIGUEZ-ARANA RODOLFO C | 2/8/2021  | <a href="#">D221040450</a> |             |           |
| HOWARD DEBORAH;HOWARD GARY D                         | 1/21/1998 | 00130540000066             | 0013054     | 0000066   |
| K M PROPERTIES INC                                   | 8/25/1997 | 00128890000273             | 0012889     | 0000273   |
| H CREEK DEVELOPMENT INC                              | 1/1/1997  | 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 | \$676,391          | \$324,225   | \$1,000,616  | \$1,000,616                  |
| 2024 | \$676,391          | \$324,225   | \$1,000,616  | \$1,000,616                  |
| 2023 | \$562,405          | \$324,225   | \$886,630    | \$771,151                    |
| 2022 | \$484,896          | \$216,150   | \$701,046    | \$701,046                    |
| 2021 | \$423,726          | \$216,150   | \$639,876    | \$639,876                    |
| 2020 | \$425,690          | \$194,535   | \$620,225    | \$620,225                    |

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.