



**Address:** [8012 HAT CREEK CT](#)  
**City:** ARLINGTON  
**Georeference:** 24193-1-22  
**Subdivision:** LONESOME DOVE ESTATES-ARLINGTN  
**Neighborhood Code:** 1M070H

**Latitude:** 32.6149233264  
**Longitude:** -97.1151734044  
**TAD Map:** 2114-344  
**MAPSCO:** TAR-110V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** LONESOME DOVE ESTATES-  
ARLINGTON Block 1 Lot 22

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$346,636

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

**Site Number:** 07256531

**Site Name:** LONESOME DOVE ESTATES-ARLINGTON-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,618

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,448

**Land Acres<sup>\*</sup>:** 0.1710

**Pool:** N

<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:**

REYES FERNANDO A  
REYES BERTA A

**Primary Owner Address:**

8012 HAT CREEK CT  
ARLINGTON, TX 76002-4186

**Deed Date:** 7/16/2001

**Deed Volume:** 0015033

**Deed Page:** 0000257

**Instrument:** 00150330000257

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DISSMORE ENTERPRISES INC	11/9/2000	00146280000514	0014628	0000514
LONESOME DOVE LTD	1/1/1998	000000000000000	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	\$277,771	\$55,000	\$332,771	\$332,771
2024	\$291,636	\$55,000	\$346,636	\$306,130
2023	\$338,000	\$55,000	\$393,000	\$278,300
2022	\$269,328	\$45,000	\$314,328	\$253,000
2021	\$185,000	\$45,000	\$230,000	\$230,000
2020	\$185,000	\$45,000	\$230,000	\$230,000

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)
- DISABLED VET 70 to 99 PCT 11.22

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.