



Address: [848 DEER RUN RD](#)
City: FLOWER MOUND
Georeference: 44716P-I-13
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: 3G030N

Latitude: 32.9896853723
Longitude: -97.0428535944
TAD Map: 2138-480
MAPSCO: TAR-014M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAS AT SOUTHGATE PH 1,
THE Block I Lot 13 BALANCE IN DENTON COUNTY

Jurisdictions:
CITY OF FLOWER MOUND (042)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LEWISVILLE ISD (225)

Site Number: 800034233
Site Name: VILLAS AT SOUTHGATE PH 1, THE I 13 BALANCE IN DENTON COUNTY
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,246

State Code: A **Percent Complete:** 100%
Year Built: 2020 **Land Sqft*:** 1,898
Personal Property Account No.: A0.0436
Agent: None **Pool:** N
Protest Deadline
Date: 5/15/2025

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

OWNER INFORMATION

Current Owner:
HUTCHINGS ERIC

Primary Owner Address:
848 DEER RUN RD
FLOWER MOUND, TX 75028

Deed Date: 7/29/2022
Deed Volume:
Deed Page:
Instrument: [D223039815](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAGUE CHARLES;SNELSON DAVID DWAYNE	5/27/2021	D221165848		
NORMANDY HOMES SOUTHGATE LLC	5/1/2020	D220126481		



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	\$360,531	\$82,500	\$443,031	\$443,031
2024	\$360,531	\$82,500	\$443,031	\$443,031
2023	\$384,256	\$66,000	\$450,256	\$450,256
2022	\$303,260	\$66,000	\$369,260	\$369,260
2021	\$107,085	\$66,000	\$173,085	\$173,085
2020	\$0	\$39,072	\$39,072	\$39,072

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.