



Address: [1166 LAKE CITY AVE](#)
City: FLOWER MOUND
Georeference: 44716P-A-5-10
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: A3G010Z

Latitude: 32.9897487389
Longitude: -97.0470396084
TAD Map: 2138-380
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 A Lot 5

Jurisdictions:

CITY OF FLOWER MOUND (042)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
LEWISVILLE ISD (924)

State Code: A

Year Built: 2020

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800034302

Site Name: VILLAS AT SOUTHGATE PH 1, THE A 5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,044

Percent Complete: 100%

Land Sqft^{*}: 1,121

Land Acres^{*}: 0.0257

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TRACY TROY P
TRACY TERESA S

Primary Owner Address:

3805 MAGNOLIA PARK DR
FLOWER MOUND, TX 75022

Deed Date: 1/22/2021

Deed Volume:

Deed Page:

Instrument: [D222062998](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI SOUTHGATE LLC	5/1/2020	D220126456		

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	\$80,088	\$47,500	\$127,588	\$127,588
2024	\$80,088	\$47,500	\$127,588	\$127,588
2023	\$82,016	\$40,000	\$122,016	\$122,016
2022	\$65,345	\$40,000	\$105,345	\$105,345
2021	\$54,229	\$40,000	\$94,229	\$94,229
2020	\$0	\$28,000	\$28,000	\$28,000

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

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.