



**Address:** [1170 LAKE CITY AVE](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-A-6-10  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9897490785  
**Longitude:** -97.0471372279  
**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 6

**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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$124,084

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

**Site Number:** 800034304  
**Site Name:** VILLAS AT SOUTHGATE PH 1, THE A 6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,928  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 1,121  
**Land Acres<sup>\*</sup>:** 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:**

BROWN MARY JO  
BROWN STEVEN SCOTT

**Primary Owner Address:**

1170 LAKE CITY AVE  
FLOWER MOUND, TX 75028

**Deed Date:** 12/29/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220342379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI SOUTHGATE LLC	5/1/2020	<a href="#">D220126456</a>		



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	\$76,584	\$47,500	\$124,084	\$124,084
2024	\$76,584	\$47,500	\$124,084	\$122,261
2023	\$78,428	\$40,000	\$118,428	\$111,146
2022	\$62,486	\$40,000	\$102,486	\$101,042
2021	\$51,856	\$40,000	\$91,856	\$91,856
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

- 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.