

Tarrant Appraisal District

Property Information | PDF

Account Number: 42397594

Address: 1170 LAKE CITY AVE

City: FLOWER MOUND

Georeference: 44716P-A-6-10

Subdivision: VILLAS AT SOUTHGATE PH 1, THE

Neighborhood Code: A3G010Z

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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

Latitude: 32.9897490785

TAD Map: 2138-380 **MAPSCO:** TAR-014M

Longitude: -97.0471372279

Parcels: 1

Approximate Size+++: 1,928
Percent Complete: 100%

Land Sqft*: 1,121 Land Acres*: 0.0257

Pool: N

+++ Rounded.

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

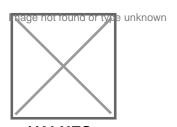
Deed Volume:
Deed Page:

Instrument: D220342379

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

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



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	\$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.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.