



Address: [1194 LAKE CITY AVE](#)
City: FLOWER MOUND
Georeference: 44716P-A-12-10
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: A3G010Z

Latitude: 32.9897514383
Longitude: -97.0477563476
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 12

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: 800034305
Site Name: VILLAS AT SOUTHGATE PH 1, THE A 12
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,040
Percent Complete: 100%
Land Sqft^{*}: 1,146
Land Acres^{*}: 0.0263
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:
CAUGHEY CAROL
Primary Owner Address:
1194 LAKE CITY AVE
FLOWER MOUND, TX 75028

Deed Date: 8/13/2020
Deed Volume:
Deed Page:
Instrument: [D221197327](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI SOUTHGATE LLC	12/18/2019	D219291184		

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	\$79,970	\$47,500	\$127,470	\$127,470
2024	\$79,970	\$47,500	\$127,470	\$127,470
2023	\$81,896	\$40,000	\$121,896	\$121,896
2022	\$65,249	\$40,000	\$105,249	\$105,249
2021	\$54,150	\$40,000	\$94,150	\$94,150
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.