



**Address:** [1195 LAKE CITY AVE](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-A-17  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9894912535  
**Longitude:** -97.0478315294  
**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 17

**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:** 2019

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$524,000

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

**Site Number:** 800034309

**Site Name:** VILLAS AT SOUTHGATE PH 1, THE A 17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,216

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,801

**Land Acres<sup>\*</sup>:** 0.1102

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CHARLES HENRY PIETSCH AND DENISE MARIE MCCORMICK LIVING TRUST

**Primary Owner Address:**

1195 LAKE CITY AVE  
FLOWER MOUND, TX 75028

**Deed Date:** 5/14/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224088301](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCORMICK DENISE MARIE;PIETSCH CHARLES HENRY III	1/24/2020	<a href="#">D220019577</a>		
CB JENI SOUTHGATE LLC	8/21/2019	<a href="#">D219188347</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	\$405,000	\$95,000	\$500,000	\$500,000
2024	\$429,000	\$95,000	\$524,000	\$523,021
2023	\$400,000	\$80,000	\$480,000	\$475,474
2022	\$371,756	\$80,000	\$451,756	\$432,249
2021	\$312,954	\$80,000	\$392,954	\$392,954
2020	\$303,000	\$80,000	\$383,000	\$383,000

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.