



**Address:** [1163 LAKE CITY AVE](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-A-25  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9894910973  
**Longitude:** -97.0469508855  
**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 25

**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:** 800034325

**Site Name:** VILLAS AT SOUTHGATE PH 1, THE A 25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,060

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,087

**Land Acres<sup>\*</sup>:** 0.0709

**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:**

STINGER HARRY K III

STINGER LINDSEY J

**Primary Owner Address:**

1163 LAKE CITY AVE  
FLOWER MOUND, TX 75028

**Deed Date:** 4/16/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221106760](#)

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	\$427,535	\$95,000	\$522,535	\$522,535
2024	\$427,535	\$95,000	\$522,535	\$522,535
2023	\$437,296	\$80,000	\$517,296	\$476,865
2022	\$353,514	\$80,000	\$433,514	\$433,514
2021	\$171,272	\$80,000	\$251,272	\$251,272
2020	\$0	\$56,000	\$56,000	\$56,000

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)
- DISABLED VET 50 to 69 PCT 11.22

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.