



Address: [321 INDIAN HILLS AVE](#)
City: FLOWER MOUND
Georeference: 44716P-A-31
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: 3G030N

Latitude: 32.9891858346
Longitude: -97.0470001928
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 31

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: \$602,478

Protest Deadline Date: 5/24/2024

Site Number: 800034332

Site Name: VILLAS AT SOUTHGATE PH 1, THE A 31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,678

Percent Complete: 100%

Land Sqft^{*}: 5,403

Land Acres^{*}: 0.1240

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:

SUN YINGYUAN
XING ZHENG

Primary Owner Address:

321 INDIAN HILLS AVE
FLOWER MOUND, TX 75028

Deed Date: 11/18/2024

Deed Volume:

Deed Page:

Instrument: [D224208115](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORADI MASOUD;ROLIM LARISSA	9/27/2019	D219221904		
NORMANDY HOMES SOUTHGATE LLC	2/13/2019	D219028564		

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	\$477,478	\$125,000	\$602,478	\$602,478
2024	\$477,478	\$125,000	\$602,478	\$602,478
2023	\$509,103	\$100,000	\$609,103	\$548,988
2022	\$401,109	\$100,000	\$501,109	\$499,080
2021	\$353,709	\$100,000	\$453,709	\$453,709
2020	\$331,609	\$100,000	\$431,609	\$431,609

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.