



**Address:** [1323 CASSELBERRY DR](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-B-11  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9876309138  
**Longitude:** -97.0493833796  
**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 B Lot 11

**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:** OWNWELL INC (12140)

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

**Notice Value:** \$529,839

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

**Site Number:** 800034342

**Site Name:** VILLAS AT SOUTHGATE PH 1, THE B 11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,148

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,381

**Land Acres<sup>\*</sup>:** 0.0547

**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:**

ISHIZAKA ERIKA  
ISHIZAKA YOSUKE

**Primary Owner Address:**

1323 CASSELBERRY DR  
FLOWER MOUND, TX 75028

**Deed Date:** 12/27/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219297647](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI SOUTHGATE LLC	5/29/2019	<a href="#">D219114801</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	\$336,643	\$95,000	\$431,643	\$431,643
2024	\$434,839	\$95,000	\$529,839	\$486,434
2023	\$410,000	\$80,000	\$490,000	\$442,213
2022	\$364,764	\$80,000	\$444,764	\$402,012
2021	\$285,465	\$80,000	\$365,465	\$365,465
2020	\$285,465	\$80,000	\$365,465	\$365,465

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.