



Address: [1291 CASSELBERRY DR](#)
City: FLOWER MOUND
Georeference: 44716P-B-19
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: A3G010Z

Latitude: 32.9876286354
Longitude: -97.0487681189
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 19

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
Protest Deadline Date: 5/24/2024

Site Number: 800034347
Site Name: VILLAS AT SOUTHGATE PH 1, THE B 19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,496
Percent Complete: 100%
Land Sqft^{*}: 1,940
Land Acres^{*}: 0.0445
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:
YAMAMOTO KOHJI
Primary Owner Address:
1291 CASSELBERRY DR
FLOWER MOUND, TX 75028

Deed Date: 10/31/2023
Deed Volume:
Deed Page:
Instrument: [D223196994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIM SERIN;SUH DAVID D	3/31/2020	D220074675		
CB JENI SOUTHGATE LLC	9/25/2019	D219219377		



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	\$341,833	\$95,000	\$436,833	\$436,833
2024	\$341,833	\$95,000	\$436,833	\$436,833
2023	\$349,477	\$80,000	\$429,477	\$373,203
2022	\$259,275	\$80,000	\$339,275	\$339,275
2021	\$240,476	\$80,000	\$320,476	\$320,476
2020	\$96,432	\$80,000	\$176,432	\$176,432

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.