



**Address:** [1229 CASSELBERRY DR](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-C-39  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9876244387  
**Longitude:** -97.0475574364  
**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 C Lot 39

**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

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

**Notice Value:** \$475,160

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

**Site Number:** 800034368

**Site Name:** VILLAS AT SOUTHGATE PH 1, THE C 39

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,700

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,940

**Land Acres<sup>\*</sup>:** 0.0445

**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:**

WARD JOHN

**Primary Owner Address:**

1229 CASSELBERRY DR  
FLOWER MOUND, TX 75028

**Deed Date:** 10/21/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220271879](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI SOUTHGATE LLC	3/12/2020	<a href="#">D220059829</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	\$380,160	\$95,000	\$475,160	\$475,160
2024	\$380,160	\$95,000	\$475,160	\$452,463
2023	\$388,594	\$80,000	\$468,594	\$411,330
2022	\$293,936	\$80,000	\$373,936	\$373,936
2021	\$268,451	\$80,000	\$348,451	\$348,451
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.