



Address: [1287 OCEAN BREEZE DR](#)
City: FLOWER MOUND
Georeference: 44716P-E-15
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: 3G030N

Latitude: 32.988263929
Longitude: -97.0494772773
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 E Lot 15

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: 5/1/2025

Notice Value: \$606,189

Protest Deadline Date: 5/24/2024

Site Number: 800034404

Site Name: VILLAS AT SOUTHGATE PH 1, THE E 15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,552

Percent Complete: 100%

Land Sqft^{*}: 4,400

Land Acres^{*}: 0.1010

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:

PATEL ADIT A
PATEL JALPABEN

Primary Owner Address:

1287 OCEAN BREEZE DR
FLOWER MOUND, TX 75028

Deed Date: 11/18/2020

Deed Volume:

Deed Page:

Instrument: [D220307103](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATEL ADIT A	1/5/2020	D220029169		
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	\$481,189	\$125,000	\$606,189	\$606,189
2024	\$481,189	\$125,000	\$606,189	\$600,813
2023	\$513,076	\$100,000	\$613,076	\$546,194
2022	\$404,184	\$100,000	\$504,184	\$496,540
2021	\$351,400	\$100,000	\$451,400	\$451,400
2020	\$334,108	\$100,000	\$434,108	\$434,108

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.