

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42398639

Address: 1295 OCEAN BREEZE DR

City: FLOWER MOUND Georeference: 44716P-E-17

Subdivision: VILLAS AT SOUTHGATE PH 1, THE

Neighborhood Code: 3G030N

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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 17

Jurisdictions:

Site Number: 800034409 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) Protest Deadline Date: 5/24/2024

+++ Rounded.

Latitude: 32.988264892

Longitude: -97.0497376127

**TAD Map:** 2138-380

MAPSCO: TAR-014M



Site Name: VILLAS AT SOUTHGATE PH 1, THE E 17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,744 Percent Complete: 100%

**Land Sqft\***: 4,400 Land Acres\*: 0.1010

Pool: N

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

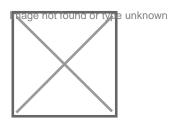
**Current Owner:** 

RAMADOSS ANNALAKSHMI **Deed Date: 5/4/2023** SEKAR ARUN BHARATHI **Deed Volume: Primary Owner Address: Deed Page:** 

1295 OCEAN BREEZE DR Instrument: 45611 DENTON CO FLOWER MOUND, TX 75028

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FITZGERALD CYNTHIA LYNN;FITZGERALD JOHN	6/15/2020	D220137720		
NORMANDY HOMES SOUTHGATE LLC	6/5/2019	D219121094		

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**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	\$510,922	\$125,000	\$635,922	\$635,922
2024	\$510,922	\$125,000	\$635,922	\$635,922
2023	\$511,049	\$100,000	\$611,049	\$611,049
2022	\$402,616	\$100,000	\$502,616	\$502,616
2021	\$355,023	\$100,000	\$455,023	\$455,023
2020	\$139,300	\$100,000	\$239,300	\$239,300

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.