



**Address:** [1295 OCEAN BREEZE DR](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-E-17  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** 3G030N

**Latitude:** 32.988264892  
**Longitude:** -97.0497376127  
**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 17

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

**Site Number:** 800034409  
**Site Name:** VILLAS AT SOUTHGATE PH 1, THE E 17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,744  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,400  
**Land Acres<sup>\*</sup>:** 0.1010  
**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:**  
RAMADOSS ANNALAKSHMI  
SEKAR ARUN BHARATHI  
**Primary Owner Address:**  
1295 OCEAN BREEZE DR  
FLOWER MOUND, TX 75028

**Deed Date:** 5/4/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 45611 DENTON CO

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FITZGERALD CYNTHIA LYNN;FITZGERALD JOHN	6/15/2020	<a href="#">D220137720</a>		
NORMANDY HOMES SOUTHGATE LLC	6/5/2019	<a href="#">D219121094</a>		



## VALUES

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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	\$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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.