



Address: [1338 CASSELBERRY DR](#)
City: FLOWER MOUND
Georeference: 44716P-E-20
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: A3G010Z

Latitude: 32.9879624984
Longitude: -97.0500737664
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 20

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: TEXAS PROPERTY TAX REDUCTIONS LLC (60024)

Protest Deadline Date: 5/24/2024

Site Number: 800034267

Site Name: VILLAS AT SOUTHGATE PH 1, THE E 20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,118

Percent Complete: 100%

Land Sqft^{*}: 5,180

Land Acres^{*}: 0.1189

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

EDWARDS YUKI
EDWARDS JAMES

Primary Owner Address:

1338 CASSELBERRY DR
FLOWER MOUND, TX 75028

Deed Date: 12/22/2021

Deed Volume:

Deed Page:

Instrument: [D221374192](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUMAS SUSAN DENISE	7/29/2019	D219165939		
CB JENI SOUTHGATE LLC	1/2/2019	D219001137		



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	\$274,752	\$95,000	\$369,752	\$369,752
2024	\$341,183	\$95,000	\$436,183	\$436,183
2023	\$402,185	\$80,000	\$482,185	\$482,185
2022	\$331,120	\$80,000	\$411,120	\$411,120
2021	\$306,828	\$80,000	\$386,828	\$386,828
2020	\$307,597	\$80,000	\$387,597	\$387,597

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.