



**Address:** [1326 CASSELBERRY DR](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-E-23  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9879596603  
**Longitude:** -97.0497903189  
**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 23

**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

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

**Site Number:** 800034277

**Site Name:** VILLAS AT SOUTHGATE PH 1, THE E 23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,056

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 2,381

**Land Acres<sup>\*</sup>:** 0.0547

**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:**

PADIER JERRY W

GAO HUIJUN

**Primary Owner Address:**

1326 CASSELBERRY DR  
FLOWER MOUND, TX 75028

**Deed Date:** 12/15/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221367430](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAXTER SHANNON MARIE	7/30/2019	<a href="#">D219167788</a>		
CB JENI SOUTHGATE LLC	1/2/2019	<a href="#">D219001137</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	\$429,221	\$95,000	\$524,221	\$524,221
2024	\$429,221	\$95,000	\$524,221	\$524,221
2023	\$438,954	\$80,000	\$518,954	\$518,954
2022	\$355,514	\$80,000	\$435,514	\$435,514
2021	\$299,902	\$80,000	\$379,902	\$379,902
2020	\$300,654	\$80,000	\$380,654	\$380,654

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.