



Address: [1270 OCEAN BREEZE DR](#)
City: FLOWER MOUND
Georeference: 44716P-F-5
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: 3G030N

Latitude: 32.988650873
Longitude: -97.0491545002
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 F Lot 5

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: 800034285
Site Name: VILLAS AT SOUTHGATE PH 1, THE F 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,264
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:
CHESNEAU ALPHONSE
Primary Owner Address:
1270 OCEAN BREEZE DR
FLOWER MOUND, TX 75028

Deed Date: 12/12/2019
Deed Volume:
Deed Page:
Instrument: [D219286344](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------|----------|----------------------------|-------------|-----------|
| NORMANDY HOMES SOUTHGATE LLC | 1/2/2019 | D219001140 | | |

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 | \$490,000 | \$125,000 | \$615,000 | \$615,000 |
| 2024 | \$516,000 | \$125,000 | \$641,000 | \$641,000 |
| 2023 | \$560,000 | \$100,000 | \$660,000 | \$592,900 |
| 2022 | \$445,000 | \$100,000 | \$545,000 | \$539,000 |
| 2021 | \$390,000 | \$100,000 | \$490,000 | \$490,000 |
| 2020 | \$390,000 | \$100,000 | \$490,000 | \$490,000 |

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.