



**Address:** [1278 OCEAN BREEZE DR](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-F-7  
**Subdivision:** VILLAS AT SOUTHGATE PH 1, THE  
**Neighborhood Code:** 3G030N

**Latitude:** 32.9886515727  
**Longitude:** -97.049415152  
**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 7

**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:** 800034290  
**Site Name:** VILLAS AT SOUTHGATE PH 1, THE F 7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,094  
**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:**  
GURUNATHAN SARAVANASELVAN  
GANAPATHY VINODHA  
**Primary Owner Address:**  
2168 BRISTLEGRASS RD  
FRISCO, TX 75033

**Deed Date:** 2/12/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221040874](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE JOHN CHRISTIAN;LEE KIM Y	12/20/2019	<a href="#">D219293609</a>		
NORMANDY HOMES SOUTHGATE LLC	2/20/2019	<a href="#">D219033214</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	\$559,911	\$125,000	\$684,911	\$684,911
2024	\$559,911	\$125,000	\$684,911	\$684,911
2023	\$597,585	\$100,000	\$697,585	\$697,585
2022	\$426,245	\$100,000	\$526,245	\$526,245
2021	\$412,307	\$100,000	\$512,307	\$512,307
2020	\$423,745	\$100,000	\$523,745	\$523,745

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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There are no exemptions for this property

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.