

Tarrant Appraisal District

Property Information | PDF

Account Number: 42398990

Address: 1294 OCEAN BREEZE DR

City: FLOWER MOUND **Georeference:** 44716P-F-11

Subdivision: VILLAS AT SOUTHGATE PH 1, THE

Neighborhood Code: 3G030N

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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 11

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: 800034289

Site Name: VILLAS AT SOUTHGATE PH 1, THE F 11

Site Class: A1 - Residential - Single Family

Latitude: 32.9886539357

TAD Map: 2138-380 **MAPSCO:** TAR-014M

Longitude: -97.0499369814

Parcels: 1

Approximate Size+++: 2,577
Percent Complete: 100%

Land Sqft*: 4,400 Land Acres*: 0.1010

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

PINNEAUX DANIEL LEWIS
PINNEAUX POLLY ELIZABETH

Primary Owner Address:

1294 OCEAN BREEZE DR FLOWER MOUND, TX 75028 **Deed Date: 11/20/2019**

Deed Volume: Deed Page:

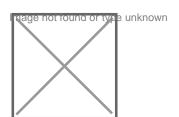
Instrument: D219267879

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORMANDY HOMES SOUTHGATE LLC	5/8/2019	D219097806		

VALUES

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$485,066	\$125,000	\$610,066	\$610,066
2024	\$485,066	\$125,000	\$610,066	\$610,066
2023	\$517,226	\$100,000	\$617,226	\$555,624
2022	\$407,398	\$100,000	\$507,398	\$505,113
2021	\$359,194	\$100,000	\$459,194	\$459,194
2020	\$336,719	\$100,000	\$436,719	\$436,719

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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