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Address: [1298 OCEAN BREEZE DR](#)
City: FLOWER MOUND
Georeference: 44716P-F-12
Subdivision: VILLAS AT SOUTHGATE PH 1, THE
Neighborhood Code: 3G030N

Latitude: 32.988656538
Longitude: -97.0500848215
TAD Map: 2138-380
MAPSCO: TAR-014M



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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 12

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: 800034282

Site Name: VILLAS AT SOUTHGATE PH 1, THE F 12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,272

Percent Complete: 100%

Land Sqft^{*}: 5,538

Land Acres^{*}: 0.1271

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:

KHAREL-REGMEE FAMILY TRUST

Primary Owner Address:

1298 OCEAN BREEZE DR
FLOWER MOUND, TX 75028

Deed Date: 9/22/2023

Deed Volume:

Deed Page:

Instrument: [D223171610](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHAREL SHASHANK;REGMEE ANSU	5/28/2020	D220122950		
NORMANDY HOMES SOUTHGATE LLC	11/26/2019	D219274344		



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	\$404,795	\$125,000	\$529,795	\$529,795
2024	\$513,000	\$125,000	\$638,000	\$638,000
2023	\$582,748	\$100,000	\$682,748	\$569,850
2022	\$437,000	\$100,000	\$537,000	\$518,045
2021	\$370,950	\$100,000	\$470,950	\$470,950
2020	\$382,870	\$100,000	\$482,870	\$482,870

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

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.