



**Address:** [1342 MADISON AVE](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-A-40-10  
**Subdivision:** VILLAS AT SOUTHGATE, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9897901524  
**Longitude:** -97.049528094  
**TAD Map:** 2138-480  
**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, THE  
Block A Lot 40 PORTION IN DENTON CO  
**Jurisdictions:** **Site Number:** 800055980  
CITY OF FLOWER MOUND (042)  
TARRANT COUNTY (220) **Site Name:** VILLAS AT SOUTHGATE, THE Block A Lot 40 PORTION IN DENTON CO  
TARRANT COUNTY HOSPITAL (224) **Site Class:** C1 - Residential - Vacant Land  
TARRANT COUNTY COLLEGE (225) **Parcels:** 1  
LEWISVILLE ISD (924) **Approximate Size** **+++**: 0  
**State Code:** C1 **Percent Complete:** 0%  
**Year Built:** 0 **Land Sqft** **\***: 339  
**Personal Property Account:** N/A **Land Acres** **\***: 0.0078  
**Agent:** None **Pool:** N  
**Notice Sent Date:**  
4/15/2025  
**Notice Value:** \$23,750  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
LAU-LUCHT ANNE LAUREN  
LUCHT BRIAN SCOTT  
**Primary Owner Address:**  
1342 MADISON AVE  
FLOWER MOUND, TX 75028  
**Deed Date:** 6/30/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223013950](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI 2020 LLC	9/23/2020	<a href="#">D220246055</a>		

### 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 <sup>+</sup>
2025	\$0	\$23,750	\$23,750	\$23,750
2024	\$0	\$23,750	\$23,750	\$22,000
2023	\$0	\$20,000	\$20,000	\$20,000
2022	\$0	\$14,000	\$14,000	\$14,000
2021	\$0	\$14,000	\$14,000	\$14,000
0	\$0	\$0	\$0	\$0

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.