



**Address:** [1300 ETHAN DR](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-G-13  
**Subdivision:** VILLAS AT SOUTHGATE, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.989396981  
**Longitude:** -97.0488241013  
**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 G Lot 13

**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:** 2022

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800056013

**Site Name:** VILLAS AT SOUTHGATE, THE Block G Lot 13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,048

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,059

**Land Acres<sup>\*</sup>:** 0.1161

**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:**

OZCAN HASAN

OZCAN SERAP

**Primary Owner Address:**

1300 ETHAN DR  
FLOWER MOUND, TX 75028

**Deed Date:** 1/26/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223103174](#)

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	\$393,000	\$95,000	\$488,000	\$488,000
2024	\$431,291	\$95,000	\$526,291	\$526,291
2023	\$441,062	\$80,000	\$521,062	\$521,062
2022	\$0	\$56,000	\$56,000	\$56,000
2021	\$0	\$56,000	\$56,000	\$56,000
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.