



Address: [1304 ETHAN DR](#)
City: FLOWER MOUND
Georeference: 44716P-G-14
Subdivision: VILLAS AT SOUTHGATE, THE
Neighborhood Code: A3G010Z

Latitude: 32.9893520784
Longitude: -97.0489254766
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 14

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: 800056010

Site Name: VILLAS AT SOUTHGATE, THE Block G Lot 14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,674

Percent Complete: 100%

Land Sqft^{*}: 2,208

Land Acres^{*}: 0.0507

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:

WARD CHRISTOPHER M

Primary Owner Address:

1304 ETHAN DR
FLOWER MOUND, TX 75028

Deed Date: 12/28/2022

Deed Volume:

Deed Page:

Instrument: [D222295276](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CB JENI 2020 LLC	9/23/2020	D220246055		

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	\$372,485	\$95,000	\$467,485	\$467,485
2024	\$372,485	\$95,000	\$467,485	\$467,485
2023	\$380,840	\$80,000	\$460,840	\$460,840
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.