



Address: [1316 ETHAN DR](#)
City: FLOWER MOUND
Georeference: 44716P-G-17
Subdivision: VILLAS AT SOUTHGATE, THE
Neighborhood Code: A3G010Z

Latitude: 32.989278375
Longitude: -97.049225927
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 17

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: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 800056004
Site Name: VILLAS AT SOUTHGATE, THE Block G Lot 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,009
Percent Complete: 100%
Land Sqft^{*}: 3,463
Land Acres^{*}: 0.0795
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:
LEKKALA MOUNICA
POGULA SAIVIVEK
Primary Owner Address:
1316 ETHAN DR
FLOWER MOUND, TX 75028

Deed Date: 1/27/2023
Deed Volume:
Deed Page:
Instrument: [D223014653](#)

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	\$321,142	\$95,000	\$416,142	\$416,142
2024	\$427,318	\$95,000	\$522,318	\$522,318
2023	\$436,952	\$80,000	\$516,952	\$516,952
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.