

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42674725

Latitude: 32.9892856742

**TAD Map:** 2138-480 **MAPSCO:** TAR-014M

Longitude: -97.0493985206

Address: <u>1324 ETHAN DR</u>
City: FLOWER MOUND
Georeference: 44716P-G-19

Subdivision: VILLAS AT SOUTHGATE, THE

Neighborhood Code: A3G010Z

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: VILLAS AT SOUTHGATE, THE

Block G Lot 19

Jurisdictions: Site Number: 800056017

CITY OF FLOWER MOUND (042)
TARRANT COUNTY (220)

Site Name: VILLAS AT SOUTHGATE, THE Block G Lot 19

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

LEWISVILLE ISD (924) Approximate Size<sup>+++</sup>: 1,674
State Code: A Percent Complete: 100%

Year Built: 2022 Land Sqft\*: 1,940
Personal Property Account: N/A Land Acres\*: 0.0445

Agent: None Pool: N

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: Deed Date: 3/29/2023
EASHAI YOUSAF HAMAYUN
Deed Volume:

Primary Owner Address:

Deed Volume:

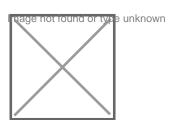
Deed Page:

1324 ETHAN DR
FLOWER MOUND, TX 75028
Instrument: D223051570

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

## **VALUES**

07-13-2025 Page 1



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.

## **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.

07-13-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.