



Address: [1344 ETHAN DR](#)
City: FLOWER MOUND
Georeference: 44716P-G-24
Subdivision: VILLAS AT SOUTHGATE, THE
Neighborhood Code: A3G010Z

Latitude: 32.9892876589
Longitude: -97.0497907247
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 24 33.33% UNDIVIDED INTEREST

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: 2021

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 800056014

Site Name: VILLAS AT SOUTHGATE, THE Block G Lot 24

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,660

Percent Complete: 100%

Land Sqft^{*}: 1,940

Land Acres^{*}: 0.0445

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:

MAKAN SAVITABEN

Primary Owner Address:

1344 ETHAN DR
FLOWER MOUND, TX 75028

Deed Date: 3/29/2022

Deed Volume:

Deed Page:

Instrument: [D222084883](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---|-----------|----------------------------|-------------|-----------|
| AMIN SAPNA;MAKAN SAVITABEN;MAKAN STEVEN | 3/28/2022 | D222084883 | | |
| 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 | \$122,819 | \$31,664 | \$154,483 | \$154,483 |
| 2024 | \$122,819 | \$31,664 | \$154,483 | \$154,483 |
| 2023 | \$125,579 | \$26,664 | \$152,243 | \$152,243 |
| 2022 | \$95,155 | \$26,664 | \$121,819 | \$121,819 |
| 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.