



**Address:** [261 MCCONATHY WAY](#)  
**City:** FLOWER MOUND  
**Georeference:** 44716P-H-13  
**Subdivision:** VILLAS AT SOUTHGATE, THE  
**Neighborhood Code:** A3G010Z

**Latitude:** 32.9888025468  
**Longitude:** -97.0453412997  
**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 H 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:** 800056037  
**Site Name:** VILLAS AT SOUTHGATE, THE Block H Lot 13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,491  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 1,940  
**Land Acres<sup>\*</sup>:** 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:**  
NANDINGHI DOROTHY  
**Primary Owner Address:**  
261 BRIDGEWATER AVE  
FLOWER MOUND, TX 75028

**Deed Date:** 6/27/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224181659 CWD](#)

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	\$332,646	\$95,000	\$427,646	\$427,646
2024	\$332,646	\$95,000	\$427,646	\$427,646
2023	\$348,489	\$80,000	\$428,489	\$428,489
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

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.