

**DAWN WAYE**

DENTON COUNTY TAX ASSESSOR/COLLECTOR  
P O BOX 90223  
DENTON, TX 76202  
(940) 349-3500

**2024+ Tax Statement**

Property Account Number:

**752311DEN**

**Statement Date:** 01/08/2025  
**Owner:** KEITH LUCHANA  
**Mailing Address:** 382 NORTHWOOD DR  
FLOWER MOUND TX 75022-4586

**Property Location:** 0000382 NORTHWOOD DR  
**Acres:** 0.046  
**Legal Description:** LAKESIDE CROSSING TOWN HOMES BLK B  
LOT 8

**Exemptions:** CAP ADJUSTMENT, XT, GENERAL HOMESTEAD, OPTIONAL HOMESTEAD

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
724,829	182,171	0	0	0	0	0	907,000
Taxing Entities		Exemption Amount		Taxable Value		Tax Rate Per \$100	Base Tax
TOWN OF FLOWER MOUND		186,575		720,425		0.387278	2790.05
LEWISVILLE ISD		173,200		733,800		1.117800	8202.42
DENTON COUNTY		82,270		824,730		0.187869	1549.41
						TOTAL BASE TAX	12,541.88
						PRIOR YEARS	9,527.12
						Total Amount Due	22,069.00

IF THE PROPERTY DESCRIBED IN THIS DOCUMENT IS YOUR RESIDENCE HOMESTEAD, YOU SHOULD CONTACT THE DENTON COUNTY TAX OFFICE REGARDING A RIGHT YOU MAY HAVE TO ENTER INTO AN INSTALLMENT AGREEMENT DIRECTLY WITH THE DENTON COUNTY TAX OFFICE FOR THE PAYMENT OF THESE TAXES.

↓ Detach ↓

Return With Payment



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NOTE: TOTAL SHOWS CURRENT AND PRIOR YEAR TAXES DUE.

752311

061

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**Total Amount Due \$22,069.00**

<u>IF PAID IN</u>	<u>AMOUNT DUE</u>
FEB	23,026.31
MAR	23,356.56
APR	23,686.78
MAY	24,017.02
JUN	24,347.25
	27,762.78

**Please Make Checks Payable To:**  
**Dawn Waye, Tax A/C**

KEITH LUCHANA  
382 NORTHWOOD DR  
FLOWER MOUND TX 75022-4586

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