



**Address:** [7616 QUAIL RDG](#)  
**City:** FORT WORTH  
**Georeference:** 23120-10-6R1  
**Subdivision:** LAKE COUNTRY ESTATES ADDITION  
**Neighborhood Code:** 2N400X

**Latitude:** 32.8863700974  
**Longitude:** -97.4432012447  
**TAD Map:** 2012-440  
**MAPSCO:** TAR-031M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LAKE COUNTRY ESTATES  
ADDITION Block 10 Lot 6R1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
EAGLE MTN-SAGINAW ISD (918)

**Site Number:** 01529668  
**Site Name:** LAKE COUNTRY ESTATES ADDITION-10-6R1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 5,251  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 60,206  
**Land Acres<sup>\*</sup>:** 1.3821  
**Pool:** Y

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$550,000

**Protest Deadline Date:** 7/12/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
RANDALL JOHN  
**Primary Owner Address:**  
7616 QUAIL RIDGE  
FORT WORTH, TX 76179

**Deed Date:** 7/19/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219160741](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MACKENZIE JOHN MALCOLM	6/1/1987	00089900001215	0008990	0001215
MACKENZIE JOHN M	12/31/1900	00000000000000	0000000	0000000

## 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	\$260,000	\$270,000	\$530,000	\$402,628
2024	\$280,000	\$270,000	\$550,000	\$366,025
2023	\$370,000	\$180,000	\$550,000	\$332,750
2022	\$348,962	\$180,000	\$528,962	\$302,500
2021	\$95,000	\$180,000	\$275,000	\$275,000
2020	\$95,000	\$180,000	\$275,000	\$275,000

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.