



Address: [7708 QUAIL RDG](#)
City: FORT WORTH
Georeference: 23120-10-21
Subdivision: LAKE COUNTRY ESTATES ADDITION
Neighborhood Code: 2N400X

Latitude: 32.8853557563
Longitude: -97.4453758156
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 21

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: 01529838

Site Name: LAKE COUNTRY ESTATES ADDITION-10-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 2,471

Percent Complete: 100%

Land Sqft ^{*}: 11,422

Land Acres ^{*}: 0.2622

Pool: N

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$405,859

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:

LEDBETTER SHAUN D
LEDBETTER CYNTHIA R

Primary Owner Address:

7708 QUAIL RIDGE ST
FORT WORTH, TX 76179

Deed Date: 4/18/2016

Deed Volume:

Deed Page:

Instrument: [D216082493](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAING ALEXANDER DUNCAN	1/2/2013	D213004024	0000000	0000000
LAING ALEXANDER DUNCAN	7/21/2004	D204250692	0000000	0000000
DOUGHTIE TRESSIE FAY	11/8/1995	000000000000000	0000000	0000000
DOUGHTIE JOHN A;DOUGHTIE TRESSIE	12/31/1900	00065610000739	0006561	0000739

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	\$315,859	\$90,000	\$405,859	\$405,859
2024	\$315,859	\$90,000	\$405,859	\$383,240
2023	\$324,853	\$60,000	\$384,853	\$348,400
2022	\$271,182	\$60,000	\$331,182	\$316,727
2021	\$227,934	\$60,000	\$287,934	\$287,934
2020	\$205,617	\$60,000	\$265,617	\$265,617

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.