



**Address:** [5352 QUAIL RUN ST](#)  
**City:** FORT WORTH  
**Georeference:** 33230--9  
**Subdivision:** QUAIL RUN ADDITION  
**Neighborhood Code:** 4C121G

**Latitude:** 32.7408463892  
**Longitude:** -97.402500189  
**TAD Map:** 2030-388  
**MAPSCO:** TAR-075E



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** QUAIL RUN ADDITION Lot 9 & 10B & A 893 TR 3K01A & 18130C-1-13  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)  
**Site Number:** 02291894  
**Site Name:** QUAIL RUN ADDITION Lot 9 & 10B & A 893 TR 3K01A & 18130C-1-13  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 3,305  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 1955  
**Land Sqft\*:** 18,077  
**Personal Property Account:** N/A  
**Unit Acres\*:** 0.4150  
**Agent:** None  
**Pool:** N  
**Notice Sent Date:**  
4/15/2025  
**Notice Value:** \$1,138,183  
**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:**  
CUNNINGHAM KEVIN DANIEL  
SHOWMAKER RYANN E  
**Primary Owner Address:**  
5352 QUAIL RUN ST  
FORT WORTH, TX 76107  
**Deed Date:** 12/13/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221363524](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STUCKER RONDA;STUCKER WALTER	11/4/2019	<a href="#">D219254430</a>		
STUCKER WALTER	9/24/2019	<a href="#">D219219038</a>		
GUYNN FRANCES EUGENIE	9/1/2015	<a href="#">D215272197</a>		
GM GUYNN INVESTMENTS LTD	4/17/2014	<a href="#">D214077580</a>	0000000	0000000
MCMANN JENNIFER DYESS	6/20/2012	<a href="#">D214058667</a>	0000000	0000000
MCMANN JENNIFER;MCMANN WILLIAM J	3/21/2005	<a href="#">D205092101</a>	0000000	0000000
KOCH HELENE;KOCH ROYAL G	12/31/1900	000000000000000	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	\$686,769	\$313,231	\$1,000,000	\$1,000,000
2024	\$824,952	\$313,231	\$1,138,183	\$935,000
2023	\$536,769	\$313,231	\$850,000	\$850,000
2022	\$571,070	\$100,000	\$671,070	\$671,070
2021	\$578,433	\$100,000	\$678,433	\$678,433
2020	\$618,500	\$100,000	\$718,500	\$718,500

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.