



Address: [6312 RIPPLE SPRINGS DR](#)
City: WATAUGA
Georeference: 33224-8-19
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8866772125
Longitude: -97.2519057639
TAD Map: 2072-440
MAPSCO: TAR-037J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUAIL MEADOWS ESTATES
Block 8 Lot 19

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05201810

Site Name: QUAIL MEADOWS ESTATES-8-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,777

Percent Complete: 100%

Land Sqft^{*}: 6,745

Land Acres^{*}: 0.1548

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:

TANGENT GROUP LLC

Primary Owner Address:

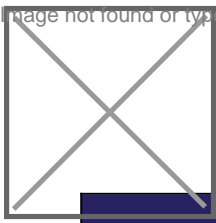
PO BOX 2073
LAKE DALLAS, TX 75065-2073

Deed Date: 1/31/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213083951](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHISLOW M MICHELLE	6/22/2000	D209183960	0000000	0000000
CHISLOW M J EST;CHISLOW MICHELLE	12/27/1996	00126260002286	0012626	0002286
HAMILTON MICHAEL B;HAMILTON PAT	9/3/1993	00112310001648	0011231	0001648
SHELTON ROBERT DALE	5/12/1993	00110690000050	0011069	0000050
TRI CITY BUILDINGS INC	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 ⁺
2025	\$250,000	\$50,000	\$300,000	\$300,000
2024	\$253,000	\$50,000	\$303,000	\$303,000
2023	\$255,000	\$50,000	\$305,000	\$305,000
2022	\$265,809	\$30,000	\$295,809	\$295,809
2021	\$179,831	\$29,169	\$209,000	\$209,000
2020	\$179,831	\$29,169	\$209,000	\$209,000

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

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.