



Address: [6316 RIPPLE SPRINGS DR](#)
City: WATAUGA
Georeference: 33224-8-20
Subdivision: QUAIL MEADOWS ESTATES
Neighborhood Code: 3K310B

Latitude: 32.8867076812
Longitude: -97.2517040106
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 20

Jurisdictions:

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

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05201829

Site Name: QUAIL MEADOWS ESTATES-8-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,544

Percent Complete: 100%

Land Sqft^{*}: 7,322

Land Acres^{*}: 0.1680

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 THE

Primary Owner Address:

PO BOX 2073
LAKE DALLAS, TX 75065-2073

Deed Date: 3/16/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213077324](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHUFF CINDY G;SCHUFF CRAIG S	7/21/1992	00107200002033	0010720	0002033
RICHWOOD HOMES INC	12/23/1991	00104830000956	0010483	0000956
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	\$186,000	\$50,000	\$236,000	\$236,000
2024	\$200,000	\$50,000	\$250,000	\$250,000
2023	\$229,900	\$50,000	\$279,900	\$279,900
2022	\$243,484	\$30,000	\$273,484	\$273,484
2021	\$180,000	\$30,000	\$210,000	\$210,000
2020	\$150,000	\$30,000	\$180,000	\$180,000

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.