



**Address:** [6336 RIPPLE SPRINGS DR](#)  
**City:** WATAUGA  
**Georeference:** 33224-8-25  
**Subdivision:** QUAIL MEADOWS ESTATES  
**Neighborhood Code:** 3K310B

**Latitude:** 32.8866969807  
**Longitude:** -97.2507003199  
**TAD Map:** 2072-440  
**MAPSCO:** TAR-037K



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 25

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1991

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05201888

**Site Name:** QUAIL MEADOWS ESTATES-8-25

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,361

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,758

**Land Acres<sup>\*</sup>:** 0.1551

**Pool:** N

<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:**

CHHEAN SAROEUM

LOEUNG KIM

**Primary Owner Address:**

5754 FRANKLIN CT

FRISCO, TX 75033

**Deed Date:** 6/1/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218122414](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHITE CHAD M;WHITE LINDY J	9/22/2003	<a href="#">D203359721</a>	0000000	0000000
MEADOWS MARK;MEADOWS SUSAN	6/3/1994	00116200001401	0011620	0001401
STRINGER CATHERINE;STRINGER DON M	3/28/1991	00102140000797	0010214	0000797
ESTILL CONSTR CO INC	1/9/1991	00101490001100	0010149	0001100
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 <sup>+</sup>
2025	\$179,163	\$50,000	\$229,163	\$229,163
2024	\$226,000	\$50,000	\$276,000	\$276,000
2023	\$232,000	\$50,000	\$282,000	\$282,000
2022	\$228,766	\$30,000	\$258,766	\$258,766
2021	\$190,356	\$30,000	\$220,356	\$220,356
2020	\$154,030	\$30,000	\$184,030	\$184,030

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.