



**Address:** [6356 RIPPLE SPRINGS DR](#)  
**City:** WATAUGA  
**Georeference:** 33224-8-30  
**Subdivision:** QUAIL MEADOWS ESTATES  
**Neighborhood Code:** 3K310B

**Latitude:** 32.886675401  
**Longitude:** -97.2497022966  
**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 30

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$279,871

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

**Site Number:** 05201942

**Site Name:** QUAIL MEADOWS ESTATES-8-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,294

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,207

**Land Acres<sup>\*</sup>:** 0.1424

**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:**

KAUT LANA

**Primary Owner Address:**

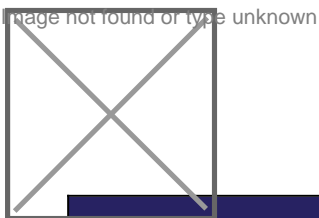
6356 RIPPLE SPRINGS DR  
WATAUGA, TX 76148-1314

**Deed Date:** 9/24/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212238466](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAUT AARON M	5/2/2008	<a href="#">D208173472</a>	0000000	0000000
KAUT AARON M;KAUT JILL L	3/3/2006	<a href="#">D206136118</a>	0000000	0000000
EVERSOLL NICHOLAS D	5/18/2001	00148990000493	0014899	0000493
FRITCHEN J L KELLY;FRITCHEN SCOTT D	1/31/1991	00101650002051	0010165	0002051
ESTILL CONSTRUCTION CO INC	10/15/1990	00100940000282	0010094	0000282
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	\$229,871	\$50,000	\$279,871	\$273,640
2024	\$229,871	\$50,000	\$279,871	\$248,764
2023	\$246,943	\$50,000	\$296,943	\$226,149
2022	\$221,314	\$30,000	\$251,314	\$205,590
2021	\$184,278	\$30,000	\$214,278	\$186,900
2020	\$149,248	\$30,000	\$179,248	\$169,909

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.