



**Address:** [6360 RIPPLE SPRINGS DR](#)  
**City:** WATAUGA  
**Georeference:** 33224-8-31  
**Subdivision:** QUAIL MEADOWS ESTATES  
**Neighborhood Code:** 3K310B

**Latitude:** 32.8866734321  
**Longitude:** -97.2495012165  
**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 31

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 05201950

**Site Name:** QUAIL MEADOWS ESTATES-8-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,392

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,227

**Land Acres<sup>\*</sup>:** 0.1659

**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:**

MUNOZ VICTOR

MUNOZ EVELYN

**Primary Owner Address:**

6360 RIPPLE SPRINGS DR

WATAUGA, TX 76148

**Deed Date:** 5/19/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220118912](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON JOHN L	2/25/1991	00101870001877	0010187	0001877
CANNON DOROTHY;CANNON RICHARD B	4/14/1989	00095670001232	0009567	0001232
WATSON MARJORIE;WATSON ROBERT	2/12/1987	00088440001102	0008844	0001102
JORDAN-BROWN CORP	10/20/1986	00087210001395	0008721	0001395
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	\$201,001	\$50,000	\$251,001	\$251,001
2024	\$201,001	\$50,000	\$251,001	\$251,001
2023	\$248,237	\$50,000	\$298,237	\$246,356
2022	\$218,688	\$30,000	\$248,688	\$223,960
2021	\$173,600	\$30,000	\$203,600	\$203,600
2020	\$150,257	\$30,000	\$180,257	\$171,681

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.