



**Address:** [1804 QUAIL HOLLOW DR](#)  
**City:** GRAPEVINE  
**Georeference:** 20789-3-12  
**Subdivision:** HUNTERS RIDGE ADDITION-GPV  
**Neighborhood Code:** 3G020U

**Latitude:** 32.9573263052  
**Longitude:** -97.0934138609  
**TAD Map:** 2120-468  
**MAPSCO:** TAR-027C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HUNTERS RIDGE ADDITION-  
GPV Block 3 Lot 12

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$502,657

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

**Site Number:** 06478492

**Site Name:** HUNTERS RIDGE ADDITION-GPV-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,154

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,607

**Land Acres<sup>\*</sup>:** 0.1516

**Pool:** Y

<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:**

MILLER DAVID HUGH  
MILLER NADIA SANTIAGO

**Primary Owner Address:**

1804 QUAIL HOLLOW DR  
GRAPEVINE, TX 76051

**Deed Date:** 6/21/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224110834](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LSF10 MASTER PARTICIPATION TRUST	4/4/2023	<a href="#">D223060424</a>		
TURNER LYNDA J	6/25/2007	<a href="#">D207226246</a>	0000000	0000000
RASMUSSEN K;RASMUSSEN T DODD	1/31/2006	<a href="#">D206032939</a>	0000000	0000000
RASMUSSEN KARLYN	3/14/2005	<a href="#">D205074600</a>	0000000	0000000
CICIRELLO CONSTANCE RAE	10/29/1992	00108410000992	0010841	0000992
LIFESTYLE GROUP	6/29/1992	00106960000926	0010696	0000926
DUNCAN/DICKSON-HUNTERS RDGE	2/21/1991	00101800000630	0010180	0000630
BLUEBONNET SAVINGS BANK	1/1/1991	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	\$354,250	\$110,000	\$464,250	\$464,250
2024	\$392,657	\$110,000	\$502,657	\$489,447
2023	\$455,463	\$70,000	\$525,463	\$444,952
2022	\$366,168	\$45,000	\$411,168	\$404,502
2021	\$322,729	\$45,000	\$367,729	\$367,729
2020	\$295,694	\$45,000	\$340,694	\$340,694

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.