



**Address:** [1808 QUAIL HOLLOW DR](#)  
**City:** GRAPEVINE  
**Georeference:** 20789-3-14  
**Subdivision:** HUNTERS RIDGE ADDITION-GPV  
**Neighborhood Code:** 3G020U

**Latitude:** 32.9573242123  
**Longitude:** -97.0937823688  
**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 14

**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:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$509,311

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

**Site Number:** 06478514

**Site Name:** HUNTERS RIDGE ADDITION-GPV-3-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,515

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,871

**Land Acres<sup>\*</sup>:** 0.1347

**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:**

LENINGTON EMILY A

**Primary Owner Address:**

1808 QUAIL HOLLOW DR  
GRAPEVINE, TX 76051

**Deed Date:** 1/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220035857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENINGTON EMILY A;MOSCOSO FLAVIO E	11/16/2016	<a href="#">D216269934</a>		
MELTON ANNITA M;MELTON JOHN R	6/25/1992	00106930002215	0010693	0002215
JACKSON MICHAEL ROSE;JACKSON TOMMY	10/19/1991	00104270000680	0010427	0000680
HGL INC	10/18/1991	00104270000676	0010427	0000676
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	\$399,311	\$110,000	\$509,311	\$499,620
2024	\$399,311	\$110,000	\$509,311	\$454,200
2023	\$466,711	\$70,000	\$536,711	\$412,909
2022	\$376,297	\$45,000	\$421,297	\$375,372
2021	\$296,247	\$45,000	\$341,247	\$341,247
2020	\$296,247	\$45,000	\$341,247	\$341,247

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.