



**Address:** [324 SINGING QUAIL TR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 24196-3-16  
**Subdivision:** LONESOME DOVE ESTATES-COUNTY  
**Neighborhood Code:** 2Z200C

**Latitude:** 32.9417402738  
**Longitude:** -97.3657509225  
**TAD Map:** 2036-460  
**MAPSCO:** TAR-020E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** LONESOME DOVE ESTATES-COUNTY Block 3 Lot 16

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
NORTHWEST ISD (911)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 07790244

**Site Name:** LONESOME DOVE ESTATES-COUNTY-3-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,667

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 51,401

**Land Acres<sup>\*</sup>:** 1.1800

**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:**

MADKIN RICHARD JAMES JR

**Primary Owner Address:**

324 SINGING QUAIL TRL  
HASLET, TX 76052

**Deed Date:** 8/14/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218182626](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORD MARY MELISSA;FORD RICKY	8/22/2007	<a href="#">D207307370</a>	0000000	0000000
WALL DAVID M;WALL TERI A	7/31/2001	00150670000040	0015067	0000040
LONESOME DOVE DEVELOPMENT LTD	1/1/2001	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	\$397,417	\$137,500	\$534,917	\$534,917
2024	\$397,417	\$137,500	\$534,917	\$534,917
2023	\$513,870	\$121,000	\$634,870	\$634,870
2022	\$385,172	\$99,000	\$484,172	\$484,172
2021	\$370,201	\$99,000	\$469,201	\$469,201
2020	\$284,469	\$99,000	\$383,469	\$383,469

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.