

Tarrant Appraisal District

Property Information | PDF

Account Number: 40916049

Address: 1717 GRASSY VIEW DR

City: FORT WORTH

Georeference: 33221A-6-5

Subdivision: QUAIL GROVE ADDITION

Neighborhood Code: 2Z201J

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

# PROPERTY DATA

Legal Description: QUAIL GROVE ADDITION Block

6 Lot 5

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) EAGLE MTN-SAGINAW ISD (918)

State Code: A Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40916049

Latitude: 32.9088373566

**TAD Map:** 2048-448 **MAPSCO:** TAR-020Z

Longitude: -97.333822569

**Site Name:** QUAIL GROVE ADDITION-6-5 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,968
Percent Complete: 100%

Land Sqft\*: 10,018 Land Acres\*: 0.2299

Pool: N

+++ Rounded.

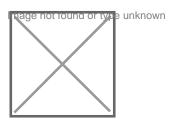
## **OWNER INFORMATION**

Current Owner:Deed Date: 4/27/2007MEZA MARIAELENADeed Volume: 0000000Primary Owner Address:Deed Page: 0000000341 BOLNER LN LOT 17Instrument: D207155585

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	11/3/2006	D206352750	0000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/1/2005	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **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*
2025	\$317,878	\$75,000	\$392,878	\$392,878
2024	\$317,878	\$75,000	\$392,878	\$392,878
2023	\$373,279	\$65,000	\$438,279	\$438,279
2022	\$304,222	\$45,000	\$349,222	\$349,222
2021	\$254,030	\$45,000	\$299,030	\$299,030
2020	\$231,388	\$45,000	\$276,388	\$276,388

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.