



Address: [1612 GRASSY VIEW DR](#)
City: FORT WORTH
Georeference: 33221A-9-13
Subdivision: QUAIL GROVE ADDITION
Neighborhood Code: 2Z201J

Latitude: 32.9082798271
Longitude: -97.3353977219
TAD Map: 2048-448
MAPSCO: TAR-020Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUAIL GROVE ADDITION Block
9 Lot 13

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: 2007

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$299,781

Protest Deadline Date: 5/24/2024

Site Number: 40916391

Site Name: QUAIL GROVE ADDITION-9-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,735

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FLEUR DE LIS US HOLDINGS LLC

Primary Owner Address:

440 LOUISIANA SUITE 952
RS GLACIAL VISTA
HOUSTON, TX 77002

Deed Date: 3/18/2024

Deed Volume:

Deed Page:

Instrument: [D224045994](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEBLANC ANDREW;LEBLANC DIAN	6/27/2008	D208254958	0000000	0000000
MERITAGE HOMES OF TEXAS LP	11/3/2006	D206352750	0000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/1/2005	000000000000000	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 ⁺
2025	\$224,781	\$75,000	\$299,781	\$299,781
2024	\$224,781	\$75,000	\$299,781	\$299,781
2023	\$263,369	\$65,000	\$328,369	\$328,369
2022	\$214,408	\$45,000	\$259,408	\$259,408
2021	\$160,748	\$45,000	\$205,748	\$205,748
2020	\$160,748	\$45,000	\$205,748	\$205,748

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.