



**Address:** [1617 QUAILS NEST DR](#)  
**City:** FORT WORTH  
**Georeference:** 33221A-9-20  
**Subdivision:** QUAIL GROVE ADDITION  
**Neighborhood Code:** 2Z201J

**Latitude:** 32.9079776218  
**Longitude:** -97.3354082484  
**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 20

**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:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40916472  
**Site Name:** QUAIL GROVE ADDITION-9-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,176  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**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:**  
DAVIS WILLIAM  
DAVIS LINDSAY  
**Primary Owner Address:**  
1617 QUAILS NEST DR  
FORT WORTH, TX 76177-7543

**Deed Date:** 5/5/2008  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D208176373](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	7/31/2006	<a href="#">D206242853</a>	0000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/1/2005	0000000000000000	0000000	0000000



## VALUES

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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	\$258,699	\$75,000	\$333,699	\$333,699
2024	\$258,699	\$75,000	\$333,699	\$333,699
2023	\$303,433	\$65,000	\$368,433	\$305,117
2022	\$246,871	\$45,000	\$291,871	\$277,379
2021	\$207,163	\$45,000	\$252,163	\$252,163
2020	\$188,889	\$45,000	\$233,889	\$233,889

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

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- 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.