Address: 1624 QUAILS NEST DR **City:** FORT WORTH

Georeference: 33221A-10-11 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 10 Lot 11 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: OWNWELL INC (12140) Notice Sent Date: 4/15/2025 Notice Value: \$295,000 Protest Deadline Date: 5/24/2024

Site Number: 40916723 Site Name: QUAIL GROVE ADDITION-10-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,838 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

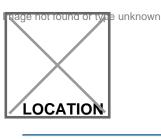
Current Owner: MAANAV LLC 1624 QUAILS NEST DR SERIES **Primary Owner Address:**

2265 HERMITAGE DR ALLEN, TX 75013

Deed Date: 6/15/2024 **Deed Volume: Deed Page:** Instrument: D224119530

Latitude: 32.9075276949 Longitude: -97.3350797 **TAD Map: 2048-448** MAPSCO: TAR-020Z





Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVLANI NIPA ASHWIN;MANIAR KRUNAL	2/5/2016	D216026326		
SANCHEZ CONSUELO;SANCHEZ JULIO	11/27/2006	D206376675	000000	0000000
MERITAGE HOMES OF TEXAS LP	5/25/2006	D206168497	000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/1/2005	000000000000000000000000000000000000000	000000	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	\$220,000	\$75,000	\$295,000	\$295,000
2024	\$220,000	\$75,000	\$295,000	\$295,000
2023	\$269,442	\$65,000	\$334,442	\$334,442
2022	\$208,603	\$45,000	\$253,603	\$253,603
2021	\$178,849	\$45,000	\$223,849	\$223,849
2020	\$158,192	\$45,000	\$203,192	\$203,192

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.