



**Address:** [1724 QUAIL GROVE DR](#)  
**City:** FORT WORTH  
**Georeference:** 33221A-12-2  
**Subdivision:** QUAIL GROVE ADDITION  
**Neighborhood Code:** 2Z201J

**Latitude:** 32.9060233634  
**Longitude:** -97.3340753607  
**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  
12 Lot 2

**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:** 2008  
**Personal Property Account:** N/A  
**Agent:** TAX RECOURSE LLC (00984)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$303,037  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41306066  
**Site Name:** QUAIL GROVE ADDITION-12-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,237  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 0.1262  
**Pool:** N

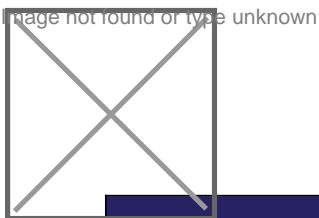
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
MONTPELIER ASSETS LLC  
**Primary Owner Address:**  
401 CONGRESS AVE 33RD FLOOR  
AUSTIN, TX 78701

**Deed Date:** 10/30/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224196109](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALTO ASSET COMPANY 2 LLC	3/3/2020	<a href="#">D220061327</a>		
MUPR 3 ASSETS LLC	10/1/2019	<a href="#">D219235079</a>		
EVARTT JASON D;EVARTT RONDA M	8/16/2010	<a href="#">D210204535</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	2/9/2008	000000000000000	0000000	0000000
MERITAGE HOMES OF TEXAS LP	2/8/2008	<a href="#">D208053913</a>	0000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/1/2007	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 <sup>+</sup>
2025	\$205,000	\$75,000	\$280,000	\$280,000
2024	\$228,037	\$75,000	\$303,037	\$303,037
2023	\$289,000	\$65,000	\$354,000	\$354,000
2022	\$219,000	\$45,000	\$264,000	\$264,000
2021	\$200,345	\$45,000	\$245,345	\$245,345
2020	\$192,018	\$45,000	\$237,018	\$237,018

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.