

Tarrant Appraisal District

Property Information | PDF

Account Number: 41306090

Address: 1712 QUAIL GROVE DR

City: FORT WORTH

**Georeference: 33221A-12-5** 

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

12 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: 2007

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

**Protest Deadline Date: 5/24/2024** 

Site Number: 41306090

Latitude: 32.9060338174

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

Longitude: -97.3345659124

**Site Name:** QUAIL GROVE ADDITION-12-5 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,760
Percent Complete: 100%

Land Sqft\*: 5,500 Land Acres\*: 0.1262

Instrument: D208034482

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

LEAL BENJAMIN G
LEAL MARISA E

Primary Owner Address:

Deed Volume: 0000000

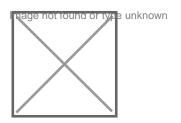
Deed Page: 0000000

1712 QUAIL GROVE DR FORT WORTH, TX 76177-1502

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	6/4/2007	D207408074	0000000	0000000
LLB OLIAIL GROVE PARTNERS LP	1/1/2007	000000000000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$179,914	\$75,000	\$254,914	\$254,914
2024	\$190,535	\$75,000	\$265,535	\$265,535
2023	\$253,000	\$65,000	\$318,000	\$254,100
2022	\$203,801	\$45,000	\$248,801	\$231,000
2021	\$165,000	\$45,000	\$210,000	\$210,000
2020	\$150,000	\$45,000	\$195,000	\$193,261

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

• 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.

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