



Address: [1712 QUAIL GROVE DR](#)
City: FORT WORTH
Georeference: 33221A-12-5
Subdivision: QUAIL GROVE ADDITION
Neighborhood Code: 2Z201J

Latitude: 32.9060338174
Longitude: -97.3345659124
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 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
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
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:
LEAL BENJAMIN G
LEAL MARISA E
Primary Owner Address:
1712 QUAIL GROVE DR
FORT WORTH, TX 76177-1502

Deed Date: 1/25/2008
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D208034482](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LP	6/4/2007	D207408074	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 ⁺
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.

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

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.