



**Address:** [1609 QUAIL SPRINGS CIR](#)  
**City:** FORT WORTH  
**Georeference:** 33221A-12-17  
**Subdivision:** QUAIL GROVE ADDITION  
**Neighborhood Code:** 2Z201J

**Latitude:** 32.9057602835  
**Longitude:** -97.3357211502  
**TAD Map:** 2048-448  
**MAPSCO:** TAR-034D



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 17

**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:** 2012  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41306236  
**Site Name:** QUAIL GROVE ADDITION-12-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,729  
**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:**  
YOUNG CHARLES D  
**Primary Owner Address:**  
1609 QUAIL SPRINGS CIR  
FORT WORTH, TX 76177-1509

**Deed Date:** 1/18/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213020123](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERITAGE HOMES OF TEXAS LLC	11/29/2011	<a href="#">D211289219</a>	0000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/1/2007	0000000000000000	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	\$228,870	\$75,000	\$303,870	\$303,870
2024	\$228,870	\$75,000	\$303,870	\$303,870
2023	\$268,120	\$65,000	\$333,120	\$276,602
2022	\$219,168	\$45,000	\$264,168	\$251,456
2021	\$183,596	\$45,000	\$228,596	\$228,596
2020	\$167,550	\$45,000	\$212,550	\$212,550

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.