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Address: [1713 QUAIL SPRINGS CIR](#)
City: FORT WORTH
Georeference: 33221A-12-25
Subdivision: QUAIL GROVE ADDITION
Neighborhood Code: 2Z201J

Latitude: 32.9057272914
Longitude: -97.3344139886
TAD Map: 2048-448
MAPSCO: TAR-034D



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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 25

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: 2013

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41306317

Site Name: QUAIL GROVE ADDITION-12-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,543

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:

RILEY SHEWANDA

Primary Owner Address:

1713 QUAIL SPRINGS CIR
FORT WORTH, TX 76177-1511

Deed Date: 1/21/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214013655](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	8/6/2013	D213209321	0000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/12/2008	000000000000000	0000000	0000000
MERITAGE HOMES OF TEXAS LP	1/10/2008	D208013255	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	\$184,000	\$75,000	\$259,000	\$259,000
2024	\$184,000	\$75,000	\$259,000	\$259,000
2023	\$234,679	\$65,000	\$299,679	\$249,894
2022	\$182,817	\$45,000	\$227,817	\$227,176
2021	\$161,524	\$45,000	\$206,524	\$206,524
2020	\$147,642	\$45,000	\$192,642	\$192,642

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.