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**Address:** [1725 QUAIL SPRINGS CIR](#)  
**City:** FORT WORTH  
**Georeference:** 33221A-12-28  
**Subdivision:** QUAIL GROVE ADDITION  
**Neighborhood Code:** 2Z201J

**Latitude:** 32.9057192302  
**Longitude:** -97.3339170323  
**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 28

**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:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41306341

**Site Name:** QUAIL GROVE ADDITION-12-28

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,957

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,662

**Land Acres<sup>\*</sup>:** 0.1299

**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:**

FLAGLER DUVAUGHN  
FLAGLER DAWN AMANDA

**Primary Owner Address:**

1725 QUAIL SPRINGS CIR  
FORT WORTH, TX 76177

**Deed Date:** 12/17/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220333546](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SNIDER ACCACIA;SNIDER SERGIO	6/22/2018	<a href="#">D218136924</a>		
LOPEZ JORGE;LOPEZ JULIANA	6/26/2014	<a href="#">D214135447</a>	0000000	0000000
WILK BARBARA;WILK LAWRENCE	12/16/2008	<a href="#">D208460316</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LP	8/8/2007	<a href="#">D207453366</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	\$320,017	\$75,000	\$395,017	\$395,017
2024	\$320,017	\$75,000	\$395,017	\$395,017
2023	\$375,748	\$65,000	\$440,748	\$440,748
2022	\$306,250	\$45,000	\$351,250	\$351,250
2021	\$255,741	\$45,000	\$300,741	\$300,741
2020	\$214,000	\$45,000	\$259,000	\$259,000

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.