



Address: [1613 MEANDERING WAY DR](#)
City: WESTLAKE
Georeference: 12888T-7-7
Subdivision: ESTATES OF QUAIL HOLLOW, THE
Neighborhood Code: 3S050F

Latitude: 32.972851728
Longitude: -97.1837839319
TAD Map: 2096-472
MAPSCO: TAR-011S



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ESTATES OF QUAIL HOLLOW,
THE Block 7 Lot 7 SCHOOL BOUNDARY SPLIT
Jurisdictions: TOWN OF WESTLAKE (037)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CARROLL ISD (919)
Site Number: 800020288
Site Name: ESTATES OF QUAIL HOLLOW, THE 7 7 SCHOOL BOUNDARY SPLIT
Site Class: A1 Residential - Single Family
Parcels: 2
Approximate Size+++: 6,880
State Code: A
Percent Complete: 100%
Year Built: 2019
Land Sqft: 53,352
Personal Property Account: N/A
Land Acres: 1.2248
Agent: SLATE PROPERTY TAX SOLUTIONS (40001)
Protest Deadline
Date: 5/24/2024

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: MICHAEL W YACKIRA & RENEE L YACKIRA FAMILY TRUST
Primary Owner Address: 1613 MEANDERING WAY
WESTLAKE, TX 76262
Deed Date: 1/31/2023
Deed Volume:
Deed Page:
Instrument: [D223017244](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMALLWOOD CARL JEFFREY	2/24/2017	D217049667		
QUAIL HOLLOW DEVELOPMENT II LLC	2/10/2017	D217033206		



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	\$3,759,440	\$1,090,560	\$4,850,000	\$4,850,000
2024	\$3,759,440	\$1,090,560	\$4,850,000	\$4,850,000
2023	\$3,928,585	\$1,090,560	\$5,019,145	\$3,918,064
2022	\$2,829,204	\$732,672	\$3,561,876	\$3,561,876
2021	\$3,067,328	\$732,672	\$3,800,000	\$3,800,000
2020	\$217,328	\$732,672	\$950,000	\$950,000

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.