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Address: [1509 MEANDERING WAY DR](#)
City: WESTLAKE
Georeference: 12888T-9-4
Subdivision: ESTATES OF QUAIL HOLLOW, THE
Neighborhood Code: 3S050F

Latitude: 32.9685278755
Longitude: -97.1834122928
TAD Map: 2096-472
MAPSCO: TAR-011S



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

PROPERTY DATA

Legal Description: ESTATES OF QUAIL HOLLOW,
THE Block 9 Lot 4

Jurisdictions:

- TOWN OF WESTLAKE (037)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CARROLL ISD (919)

State Code: A

Year Built: 2023

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$12,708,893

Protest Deadline Date: 8/16/2024

Site Number: 800029292

Site Name: ESTATES OF QUAIL HOLLOW, THE 9 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 14,064

Percent Complete: 100%

Land Sqft^{*}: 52,408

Land Acres^{*}: 1.2031

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

JULIA BAUGH CLOUD IRREVOCABLE GRANTOR TRUST

Primary Owner Address:

1509 MEANDERING WAY DR
WESTLAKE, TX 76262

Deed Date: 8/30/2022

Deed Volume:

Deed Page:

Instrument: [D222220104](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARY HY CUSTOM HOMES LTD	4/26/2018	D218090052		



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	\$8,356,070	\$1,810,930	\$10,167,000	\$10,167,000
2024	\$1,729,367	\$1,101,550	\$2,830,917	\$2,830,917
2023	\$0	\$1,101,550	\$1,101,550	\$1,101,550
2022	\$0	\$505,302	\$505,302	\$505,302
2021	\$0	\$505,302	\$505,302	\$505,302
2020	\$0	\$505,302	\$505,302	\$505,302

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.