



## LOCATION

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**Address:** [1616 QUAIL SPRINGS CIR](#)  
**City:** FORT WORTH  
**Georeference:** 33221A-13-16  
**Subdivision:** QUAIL GROVE ADDITION  
**Neighborhood Code:** 2Z201J

**Latitude:** 32.9053113328  
**Longitude:** -97.3353874975  
**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

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**Legal Description:** QUAIL GROVE ADDITION Block  
13 Lot 16

**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:** 5/15/2025

**Site Number:** 41306538

**Site Name:** QUAIL GROVE ADDITION-13-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,915

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

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

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**Current Owner:**

PANIAGUA CARLOS

PANIAGUA MARIA

**Primary Owner Address:**

1616 QUAIL SPRINGS CIR  
FORT WORTH, TX 76177

**Deed Date:** 9/8/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214198059](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERSEY EDWARD L;KERSEY TERRA N	10/11/2012	<a href="#">D212254644</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LLC	10/14/2009	<a href="#">D209283445</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	\$0	\$0	\$0	\$0
2024	\$322,168	\$75,000	\$397,168	\$397,168
2023	\$378,222	\$65,000	\$443,222	\$365,927
2022	\$308,261	\$45,000	\$353,261	\$332,661
2021	\$257,419	\$45,000	\$302,419	\$302,419
2020	\$234,471	\$45,000	\$279,471	\$279,471

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.