



## LOCATION

---

**Address:** [1604 QUAIL SPRINGS CIR](#)  
**City:** FORT WORTH  
**Georeference:** 33221A-13-19  
**Subdivision:** QUAIL GROVE ADDITION  
**Neighborhood Code:** 2Z201J

**Latitude:** 32.9053224976  
**Longitude:** -97.3358739058  
**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

---

**Legal Description:** QUAIL GROVE ADDITION Block  
13 Lot 19

**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:** 41306562

**Site Name:** QUAIL GROVE ADDITION-13-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,584

**Percent Complete:** 100%

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

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

NGUYEN DUNG

NGUYEN ANN

**Primary Owner Address:**

4909 FRIEDMAN LN  
FORT WORTH, TX 76244

**Deed Date:** 7/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221215542](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN ANH TU;NGUYEN DUNG T	11/27/2017	<a href="#">D217273275</a>		
MCCLARREN JENNIFER	9/12/2008	<a href="#">D208359931</a>	0000000	0000000
MERITAGE HOMES OF TEXAS LP	7/3/2007	<a href="#">D207459715</a>	0000000	0000000
LLB QUAIL GROVE PARTNERS LP	1/1/2007	00000000000000	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	\$154,233	\$75,000	\$229,233	\$229,233
2023	\$202,385	\$65,000	\$267,385	\$267,385
2022	\$173,832	\$45,000	\$218,832	\$218,832
2021	\$133,124	\$45,000	\$178,124	\$178,124
2020	\$133,124	\$45,000	\$178,124	\$178,124

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

There are no exemptions for this property

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.