



Address: [3112 QUAIL LN](#)
City: ARLINGTON
Georeference: 23190-6-15R
Subdivision: LAKE HILL ESTATES ADDITION
Neighborhood Code: 1L070U

Latitude: 32.6943166618
Longitude: -97.1957591703
TAD Map: 2090-372
MAPSCO: TAR-094G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKE HILL ESTATES ADDITION
Block 6 Lot 15R

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1977

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01548131

Site Name: LAKE HILL ESTATES ADDITION-6-15R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,899

Percent Complete: 100%

Land Sqft^{*}: 19,005

Land Acres^{*}: 0.4362

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WATSON BRAD
WATSON SHANNON AUTEN

Primary Owner Address:

3112 QUAIL LN
ARLINGTON, TX 76016-2113

Deed Date: 9/27/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213256529](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOYD SETPHEN G	8/8/2006	D206248939	0000000	0000000
CURRY CAROLINE;CURRY L JOHNSON	8/4/2006	000000000000000	0000000	0000000
WILLIAMS MARY F EST	8/3/2006	000000000000000	0000000	0000000
WILLIAMS MARY F	2/6/1990	000000000000000	0000000	0000000
WILLIAMS MARY F;WILLIAMS SIDNEY A	12/31/1900	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 ⁺
2025	\$245,000	\$75,000	\$320,000	\$320,000
2024	\$245,000	\$75,000	\$320,000	\$320,000
2023	\$293,050	\$75,000	\$368,050	\$368,050
2022	\$226,101	\$85,000	\$311,101	\$289,300
2021	\$178,000	\$85,000	\$263,000	\$263,000
2020	\$172,026	\$85,000	\$257,026	\$250,995

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.