



**Address:** [3204 QUAIL LN](#)  
**City:** ARLINGTON  
**Georeference:** 23190-6-17  
**Subdivision:** LAKE HILL ESTATES ADDITION  
**Neighborhood Code:** 1L070U

**Latitude:** 32.6939091315  
**Longitude:** -97.1962118396  
**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 17

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

**State Code:** A  
**Year Built:** 1975  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01548174  
**Site Name:** LAKE HILL ESTATES ADDITION-6-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,511  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 16,300  
**Land Acres<sup>\*</sup>:** 0.3741  
**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:**  
RAY TIMOTHY A  
RAY KRISTEN D  
**Primary Owner Address:**  
3204 QUAIL LN  
ARLINGTON, TX 76016

**Deed Date:** 6/8/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218160525](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SILVEYRA REAL ESTATE LLC	8/30/2017	<a href="#">D217203310</a>		
PHILLIPS JAMES D JR	12/31/1900	0000000000000000	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	\$344,093	\$75,000	\$419,093	\$419,093
2024	\$344,093	\$75,000	\$419,093	\$419,093
2023	\$345,808	\$75,000	\$420,808	\$420,808
2022	\$261,909	\$85,000	\$346,909	\$346,909
2021	\$223,036	\$85,000	\$308,036	\$308,036
2020	\$176,810	\$85,000	\$261,810	\$261,810

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.