



**Address:** [2604 BLUE QUAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 33250-3-10  
**Subdivision:** QUAIL VALLEY ADDITION-ARLINGTON  
**Neighborhood Code:** 1L130E

**Latitude:** 32.6707129383  
**Longitude:** -97.1520795852  
**TAD Map:** 2102-364  
**MAPSCO:** TAR-095R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** QUAIL VALLEY ADDITION-  
ARLINGTON Block 3 Lot 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1980

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$292,771

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02294389

**Site Name:** QUAIL VALLEY ADDITION-ARLINGTON-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,596

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,210

**Land Acres<sup>\*</sup>:** 0.1655

**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:**

BENSON MAURICIO

**Primary Owner Address:**

2604 BLUE QUAIL DR  
ARLINGTON, TX 76017-1609

**Deed Date:** 9/26/2007

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207348853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARDY BRENDA;CLARDY JOE	7/12/2001	00150210000025	0015021	0000025
CUNNINGHAM RUTH ANN	6/1/2001	00150390000287	0015039	0000287
LAXSON RUTH ANN	3/25/1991	00102880001929	0010288	0001929
LAXSON ROBERT;LAXSON RUTH ANN	8/30/1989	00097000001615	0009700	0001615
EAVES TIMMY RAY	9/22/1983	00076210000604	0007621	0000604
DEWAYNE & JANET MANNS	12/31/1900	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	\$230,000	\$45,000	\$275,000	\$275,000
2024	\$247,771	\$45,000	\$292,771	\$273,794
2023	\$246,558	\$45,000	\$291,558	\$248,904
2022	\$213,043	\$45,000	\$258,043	\$226,276
2021	\$185,705	\$20,000	\$205,705	\$205,705
2020	\$174,274	\$20,000	\$194,274	\$194,274

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.