



Address: [4716 WILD TURKEY TR](#)
City: ARLINGTON
Georeference: 33223-2-14
Subdivision: QUAIL HOLLOW ON THE LANE ADDN
Neighborhood Code: 1L070N

Latitude: 32.7049498392
Longitude: -97.1833868689
TAD Map: 2096-376
MAPSCO: TAR-081W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUAIL HOLLOW ON THE LANE
ADDN Block 2 Lot 14

Jurisdictions:

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

State Code: A

Year Built: 1995

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05169763

Site Name: QUAIL HOLLOW ON THE LANE ADDN-2-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,167

Percent Complete: 100%

Land Sqft^{*}: 6,628

Land Acres^{*}: 0.1521

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:

WATKINS H FINLAY

WATKINS CAROLYN

Primary Owner Address:

4716 WILD TURKEY TR
ARLINGTON, TX 76016-1956

Deed Date: 5/15/2003

Deed Volume: 0016727

Deed Page: 0000322

Instrument: 00167270000322

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATTERSON C WAYNE;PATTERSON MARY ANN	8/2/1995	00120510001910	0012051	0001910
RIATA CUSTOM HOMES INC	1/11/1995	00118550000174	0011855	0000174
PATTERSON C WAYNE	5/15/1992	00106450000506	0010645	0000506
ADAMS HOMES INC	5/12/1992	00106450000479	0010645	0000479
RESOLUTION TR-BRIGHT BANC SAV	12/4/1990	00101130000866	0010113	0000866
BROWN-ALMAND & MORRIS INC	9/3/1985	00082940001550	0008294	0001550
BROWN ALMAND & MORRIS ENTER	11/2/1983	00076560001075	0007656	0001075

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	\$323,257	\$75,000	\$398,257	\$398,257
2024	\$323,257	\$75,000	\$398,257	\$398,257
2023	\$377,613	\$65,000	\$442,613	\$394,460
2022	\$296,855	\$65,000	\$361,855	\$358,600
2021	\$281,000	\$45,000	\$326,000	\$326,000
2020	\$281,000	\$45,000	\$326,000	\$326,000

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.