



**Address:** [2314 PHEASANT TR](#)  
**City:** ARLINGTON  
**Georeference:** 33223-3-10  
**Subdivision:** QUAIL HOLLOW ON THE LANE ADDN  
**Neighborhood Code:** 1L070N

**Latitude:** 32.7054709086  
**Longitude:** -97.1829498407  
**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 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:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05170036

**Site Name:** QUAIL HOLLOW ON THE LANE ADDN-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,648

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,032

**Land Acres<sup>\*</sup>:** 0.1155

**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:**

EMQR LLC

**Primary Owner Address:**

5119 WESTHAVEN RD  
ARLINGTON, TX 76017

**Deed Date:** 7/9/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220181890](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MASTERS ERIN P	1/10/2019	<a href="#">D219047667-CWD</a>		
BETTS RICARDO D;RICE TERRENCE	4/19/2017	<a href="#">D217086766</a>		
POLHEMUS KENNETH R;POLHEMUS P	12/4/1986	00087700000233	0008770	0000233
BROWN ALMAND;BROWN 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 <sup>+</sup>
2025	\$359,123	\$75,000	\$434,123	\$434,123
2024	\$359,123	\$75,000	\$434,123	\$434,123
2023	\$399,724	\$65,000	\$464,724	\$464,724
2022	\$289,083	\$65,000	\$354,083	\$354,083
2021	\$276,954	\$45,000	\$321,954	\$321,954
2020	\$299,533	\$45,000	\$344,533	\$344,533

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.