



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⁺⁺⁺: 3,648

Percent Complete: 100%

Land Sqft^{*}: 5,032

Land Acres^{*}: 0.1155

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:

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	D219047667-CWD		
BETTS RICARDO D;RICE TERRENCE	4/19/2017	D217086766		
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 ⁺
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.