



Address: [7504 QUAIL SPRINGS DR](#)
City: ARLINGTON
Georeference: 33208-1-3
Subdivision: QUAIL CREEK ADDITION-ARLINGTON
Neighborhood Code: 1M020F

Latitude: 32.6243442785
Longitude: -97.1150422843
TAD Map: 2114-348
MAPSCO: TAR-110R



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

PROPERTY DATA

Legal Description: QUAIL CREEK ADDITION-ARLINGTON Block 1 Lot 3

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 2001
Personal Property Account: N/A
Agent: TAX RECOURSE LLC (00984)
Protest Deadline Date: 5/24/2024

Site Number: 07218796
Site Name: QUAIL CREEK ADDITION-ARLINGTON-1-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,712
Percent Complete: 100%
Land Sqft^{*}: 7,100
Land Acres^{*}: 0.1629
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:
US SFE ASSET COMPANY 3 LLC
Primary Owner Address:
5001 PLAZA ON THE LAKE STE 200
AUSTIN, TX 78746

Deed Date: 2/19/2016
Deed Volume:
Deed Page:
Instrument: [D216069768](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUPR 3 ASSETS LLC	6/10/2015	D215133691		
DAVIS DUANE A	4/11/2008	D208141587	0000000	0000000
DAVIS DUANE A;DAVIS HEATHER	9/24/2007	D207345618	0000000	0000000
DASH PARTNERS LP	3/26/2007	D207104133	0000000	0000000
AARANT J DAVE	4/11/2006	D206238662	0000000	0000000
DASH PARTNERS LP	12/29/2005	D205388240	0000000	0000000
HAVENWOOD HOME BUILDERS LP	9/21/2003	D205136466	0000000	0000000
DASH ACQUISITION CO	5/28/2003	D203290616	0017041	0000426
HAVENWOOD HOME BUILDERS LP	2/23/2001	00147580000345	0014758	0000345
QUAIL CREEK JV	1/1/1998	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 ⁺
2025	\$190,000	\$55,000	\$245,000	\$245,000
2024	\$216,144	\$55,000	\$271,144	\$271,144
2023	\$235,000	\$55,000	\$290,000	\$290,000
2022	\$204,927	\$45,000	\$249,927	\$249,927
2021	\$164,086	\$45,000	\$209,086	\$209,086
2020	\$152,936	\$45,000	\$197,936	\$197,936

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

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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.