



Address: [7406 QUAIL POINT LN](#)
City: ARLINGTON
Georeference: 33208-8-29
Subdivision: QUAIL CREEK ADDITION-ARLINGTON
Neighborhood Code: 1M020F

Latitude: 32.6253593032
Longitude: -97.1121642381
TAD Map: 2114-348
MAPSCO: TAR-111N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: QUAIL CREEK ADDITION-
ARLINGTON Block 8 Lot 29

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07222521

Site Name: QUAIL CREEK ADDITION-ARLINGTON-8-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,931

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

HERRERA KRISTEN N
HERRERA LORENZO R

Primary Owner Address:

7406 QUAIL POINT LN
ARLINGTON, TX 76002

Deed Date: 8/9/2016

Deed Volume:

Deed Page:

Instrument: [D216182263](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| BRACKETT MATTHEW Q | 11/17/2009 | D209305989 | 0000000 | 0000000 |
| DEUTSCHE BANK NATIONAL | 6/2/2009 | D209165443 | 0000000 | 0000000 |
| ALBERT BRIAN;ALBERT RHEA | 12/20/2002 | 00163090000073 | 0016309 | 0000073 |
| BENNETT DALE;BENNETT DIANE | 10/22/1999 | 00140890000287 | 0014089 | 0000287 |
| ASHTON DALLAS RESIDENTIAL LLC | 8/7/1998 | 00133620000174 | 0013362 | 0000174 |
| QUAIL CREEK ARLINGTON 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 | \$243,346 | \$55,000 | \$298,346 | \$298,346 |
| 2024 | \$243,346 | \$55,000 | \$298,346 | \$298,346 |
| 2023 | \$290,178 | \$55,000 | \$345,178 | \$283,845 |
| 2022 | \$230,449 | \$45,000 | \$275,449 | \$258,041 |
| 2021 | \$189,583 | \$45,000 | \$234,583 | \$234,583 |
| 2020 | \$178,154 | \$45,000 | \$223,154 | \$223,154 |

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.