



**Address:** [406 CREEK POINT LN](#)  
**City:** ARLINGTON  
**Georeference:** 33208-12-18  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.6248208719  
**Longitude:** -97.108017807  
**TAD Map:** 2120-348  
**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 12 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX PROTEST (00795)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$405,045

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

**Site Number:** 07307500

**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-12-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,486

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

EGUAE SAMUEL  
EGUAE PATIENCE

**Primary Owner Address:**

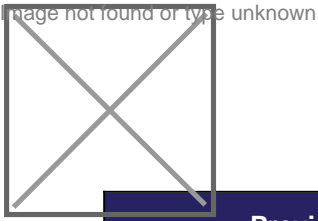
406 CREEK POINT LN  
ARLINGTON, TX 76002-3330

**Deed Date:** 11/25/2000

**Deed Volume:** 0014674

**Deed Page:** 0000460

**Instrument:** 00146740000460



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARUFMAN & BROAD LONE STAR LP	1/14/2000	00141800000361	0014180	0000361
QUAIL CREEK ARLINGTON JV	1/1/1999	000000000000000	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 <sup>+</sup>
2025	\$350,045	\$55,000	\$405,045	\$386,522
2024	\$350,045	\$55,000	\$405,045	\$351,384
2023	\$389,012	\$55,000	\$444,012	\$319,440
2022	\$255,000	\$45,000	\$300,000	\$290,400
2021	\$255,000	\$45,000	\$300,000	\$264,000
2020	\$195,000	\$45,000	\$240,000	\$240,000

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.