



**Address:** [4305 QUAIL FIELD DR](#)  
**City:** ARLINGTON  
**Georeference:** 2411J-6-3  
**Subdivision:** BENT OAKS ESTATES ADDITION  
**Neighborhood Code:** 1L120D

**Latitude:** 32.6383013815  
**Longitude:** -97.1765274947  
**TAD Map:** 2096-352  
**MAPSCO:** TAR-109F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BENT OAKS ESTATES  
ADDITION Block 6 Lot 3

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KENNEDALE ISD (914)

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07622430

**Site Name:** BENT OAKS ESTATES ADDITION-6-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,467

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,184

**Land Acres<sup>\*</sup>:** 0.1190

**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:**

DUFF CHRISTINE

**Primary Owner Address:**

4305 QUAIL FIELD DR  
ARLINGTON, TX 76001

**Deed Date:** 10/30/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214244865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSBC BANK USA NA	9/2/2014	<a href="#">D214201423</a>		
RAJENDRAN KAREN L	6/20/2006	<a href="#">D206193366</a>	0000000	0000000
OLDENBURGH JEFFREY;OLDENBURGH M L	10/23/2001	00152490000257	0015249	0000257
HISTORY MAKER HOMES LLC	3/22/2001	00148290000063	0014829	0000063
V L S PARTNERS	1/1/2000	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 <sup>+</sup>
2025	\$198,163	\$41,472	\$239,635	\$239,635
2024	\$198,163	\$41,472	\$239,635	\$239,635
2023	\$222,388	\$50,000	\$272,388	\$241,814
2022	\$181,381	\$50,000	\$231,381	\$219,831
2021	\$154,846	\$45,000	\$199,846	\$199,846
2020	\$143,783	\$45,000	\$188,783	\$188,783

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.