



**Address:** [4310 QUAIL FIELD DR](#)  
**City:** ARLINGTON  
**Georeference:** 2411J-7-6  
**Subdivision:** BENT OAKS ESTATES ADDITION  
**Neighborhood Code:** 1L120D

**Latitude:** 32.6378912479  
**Longitude:** -97.1770365763  
**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 7 Lot 6

**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

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

**Notice Value:** \$225,000

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

**Site Number:** 07623488

**Site Name:** BENT OAKS ESTATES ADDITION-7-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,355

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,009

**Land Acres<sup>\*</sup>:** 0.1149

**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:**

CRAIN TAMARA

**Primary Owner Address:**

4310 QUAIL FIELD DR  
ARLINGTON, TX 76001

**Deed Date:** 7/19/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224137892](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAIN STEVEN L;CRAIN TAMARA S	8/11/2017	<a href="#">D217195359</a>		
CRAIN DEBRA AARON;CRAIN STEVEN	10/22/2001	00152490000359	0015249	0000359
HISTORY MAKER HOMES LLC	7/25/2001	00150510000327	0015051	0000327
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	\$174,928	\$40,072	\$215,000	\$215,000
2024	\$184,928	\$40,072	\$225,000	\$225,000
2023	\$207,000	\$50,000	\$257,000	\$211,750
2022	\$174,397	\$50,000	\$224,397	\$192,500
2021	\$130,000	\$45,000	\$175,000	\$175,000
2020	\$130,000	\$45,000	\$175,000	\$171,681

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.