



**Address:** [4316 QUAIL FIELD DR](#)  
**City:** ARLINGTON  
**Georeference:** 2411J-7-8  
**Subdivision:** BENT OAKS ESTATES ADDITION  
**Neighborhood Code:** 1L120D

**Latitude:** 32.637893335  
**Longitude:** -97.1773614327  
**TAD Map:** 2096-352  
**MAPSCO:** TAR-109E



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 8

**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:** ROBERT OLA COMPANY LLC dba OLA TAX (0055) N

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

**Site Number:** 07623585

**Site Name:** BENT OAKS ESTATES ADDITION-7-8

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

**Parcels:** 1

**Approximate Size+++:** 2,006

**Percent Complete:** 100%

**Land Sqft\*:** 5,009

**Land Acres\*:** 0.1149

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

KURJAN PHILIP

**Primary Owner Address:**

657 COLERAINE CT  
SUNNYVALE, CA 94087-3434

**Deed Date:** 11/6/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208421836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILSON THOMAS K	8/25/2008	<a href="#">D208342669</a>	0000000	0000000
US BANK NA	12/4/2007	<a href="#">D207440599</a>	0000000	0000000
LEWIS TAMEKA	12/2/2005	<a href="#">D205371548</a>	0000000	0000000
BOWMAN EJUAN;BOWMAN TONI CANNON	10/31/2001	00152490000263	0015249	0000263
HISTORY MAKER HOMES LLC	8/13/2001	00150930000089	0015093	0000089
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	\$229,928	\$40,072	\$270,000	\$270,000
2024	\$242,928	\$40,072	\$283,000	\$283,000
2023	\$275,000	\$50,000	\$325,000	\$325,000
2022	\$239,000	\$50,000	\$289,000	\$289,000
2021	\$185,000	\$45,000	\$230,000	\$230,000
2020	\$170,000	\$45,000	\$215,000	\$215,000

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

There are no exemptions for this property

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.