



**Address:** [7106 RETRIEVER DR](#)  
**City:** ARLINGTON  
**Georeference:** 33208-16-12R  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.6280340257  
**Longitude:** -97.1140749505  
**TAD Map:** 2114-348  
**MAPSCO:** TAR-110M



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 16 Lot 12R

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2001

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07810679

**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-16-12R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,085

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1650

**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:**

HENRIQUEZ RYLEIGH MENDEZ DE  
HENRIQUEZ SANTOS

**Primary Owner Address:**

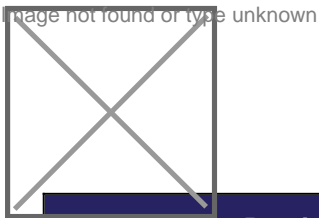
425 OVERLAND DR  
MCKINNEY, TX 75069

**Deed Date:** 4/9/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215072083](#)



| Previous Owners                     | Date       | Instrument                 | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| MENDEZ-DE-HENRIQUEZ AMPARO          | 10/24/2013 | <a href="#">D213278024</a> | 0000000     | 0000000   |
| MENDEZ AMPARO                       | 5/1/2008   | <a href="#">D208164044</a> | 0000000     | 0000000   |
| HENRIQUEZ A MENDEZ;HENRIQUEZ SANTOS | 8/29/2007  | <a href="#">D207319644</a> | 0000000     | 0000000   |
| GMAC MORTGAGE LLC                   | 2/6/2007   | <a href="#">D207052523</a> | 0000000     | 0000000   |
| SANCHEZ ANDRES                      | 4/4/2002   | 00156090000257             | 0015609     | 0000257   |
| KIMBALL HILL HOMES TEXAS INC        | 2/9/2001   | 00147280000456             | 0014728     | 0000456   |
| QUAIL CREEK ARLINGTON JV            | 1/1/2001   | 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 | \$425,859          | \$55,000    | \$480,859    | \$480,859                    |
| 2024 | \$425,859          | \$55,000    | \$480,859    | \$480,859                    |
| 2023 | \$406,753          | \$55,000    | \$461,753    | \$461,753                    |
| 2022 | \$308,945          | \$45,000    | \$353,945    | \$353,945                    |
| 2021 | \$268,826          | \$45,000    | \$313,826    | \$313,826                    |
| 2020 | \$230,000          | \$45,000    | \$275,000    | \$275,000                    |

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.