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**Address:** [315 FLUSHING QUAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 33208-21-15R  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.6272641117  
**Longitude:** -97.1094902091  
**TAD Map:** 2120-348  
**MAPSCO:** TAR-111J



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

## PROPERTY DATA

**Legal Description:** QUAIL CREEK ADDITION-  
ARLINGTON Block 21 Lot 15R

**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:** GOODRICH REALTY CONSULTING (09871)N

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

**Site Number:** 07811810

**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-21-15R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,030

**Percent Complete:** 100%

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

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

<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:**

CRAIG WILLIAM ROSS

**Primary Owner Address:**

315 FLUSHING QUAIL DR  
ARLINGTON, TX 76002

**Deed Date:** 9/13/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223197498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAIG NICHOLE;CRAIG WILLIAM R	1/29/2009	<a href="#">D209032246</a>	0000000	0000000
FEDERAL NATL MORTGAGE ASSN	9/10/2008	<a href="#">D208383627</a>	0000000	0000000
GREEPPOINT MORTGAGE FUNDING INC	9/2/2008	<a href="#">D208373511</a>	0000000	0000000
FERNANDEZ PRISCILLA E	11/22/2006	<a href="#">D206377820</a>	0000000	0000000
COKE JERI D CAPPS;COKE JON M	10/29/2001	00152390000251	0015239	0000251
CHOICE HOMES INC	2/27/2001	00147450000188	0014745	0000188
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	\$252,513	\$55,000	\$307,513	\$307,513
2024	\$252,513	\$55,000	\$307,513	\$307,513
2023	\$301,139	\$55,000	\$356,139	\$292,362
2022	\$239,081	\$45,000	\$284,081	\$265,784
2021	\$196,622	\$45,000	\$241,622	\$241,622
2020	\$184,737	\$45,000	\$229,737	\$229,737

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.