



**Address:** [304 FLUSHING QUAIL DR](#)  
**City:** ARLINGTON  
**Georeference:** 33208-22-3R  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.6268135305  
**Longitude:** -97.1104019202  
**TAD Map:** 2120-348  
**MAPSCO:** TAR-111N



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 22 Lot 3R

**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:** TEXAS PROPERTY TAX REDUCTIONS HILL (0224)

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

**Site Number:** 07811950

**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-22-3R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,859

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,230

**Land Acres<sup>\*</sup>:** 0.1660

**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:**

BELL BERTHA

**Primary Owner Address:**

304 FLUSHING QUAIL DR  
ARLINGTON, TX 76002

**Deed Date:** 8/29/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214190041](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELL JEROME	12/20/2004	<a href="#">D205015671</a>	0000000	0000000
SECRETARY OF VETERANS AFFAIRS	1/8/2003	00163230000248	0016323	0000248
MORTGAGE ELECTRONIC REG SYS	1/7/2003	00163230000246	0016323	0000246
MCDANIEL KATHRYN;MCDANIEL RUSSELL	8/27/2001	00151090000370	0015109	0000370
CHOICE HOMES INC	5/29/2001	00149100000324	0014910	0000324
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	\$162,638	\$55,000	\$217,638	\$217,638
2024	\$200,474	\$55,000	\$255,474	\$255,474
2023	\$265,777	\$55,000	\$320,777	\$233,096
2022	\$216,678	\$45,000	\$261,678	\$211,905
2021	\$147,641	\$45,000	\$192,641	\$192,641
2020	\$147,641	\$45,000	\$192,641	\$192,641

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.