07-19-2025

Tarrant Appraisal District Property Information | PDF Account Number: 07812094

Address: 412 FLUSHING QUAIL DR

City: ARLINGTON Georeference: 33208-22-16R Subdivision: QUAIL CREEK ADDITION-ARLINGTON Neighborhood Code: 1M020F Latitude: 32.6267823204 Longitude: -97.1078557412 TAD Map: 2120-348 MAPSCO: TAR-111N



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

PROPERTY DATA

Legal Description: QUAIL CREEK ADDITION-ARLINGTON Block 22 Lot 16R Jurisdictions: Site Number: 07812094 CITY OF ARLINGTON (024) Site Name: QUAIL CREEK ADDITION-ARLINGTON-22-16R **TARRANT COUNTY (220)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 2,600 MANSFIELD ISD (908) State Code: A Percent Complete: 100% Year Built: 2001 Land Sqft*: 7,230 Personal Property Account: N/A Land Acres*: 0.1660 Agent: None Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

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

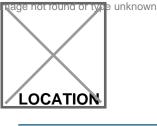
OWNER INFORMATION

Current Owner:

BRISENO RANGEL NORMA YADIRA ROBLES FRANCISCO OLIVARES

Primary Owner Address: 412 FLUSHING QUAIL DR ARLINGTON, TX 76002 Deed Date: 7/25/2018 Deed Volume: Deed Page: Instrument: D218165335





 Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIGGINS TRACEY S	12/28/2001	00153790000311	0015379	0000311
ANTARES HOMES LTD	12/27/2001	00153790000310	0015379	0000310
QUAIL CREEK ARLINGTON JV	1/1/2001	000000000000000000000000000000000000000	000000	0000000

VALUES

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type unknown

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*
2025	\$287,466	\$55,000	\$342,466	\$342,466
2024	\$287,466	\$55,000	\$342,466	\$342,466
2023	\$342,971	\$55,000	\$397,971	\$325,068
2022	\$272,124	\$45,000	\$317,124	\$295,516
2021	\$223,651	\$45,000	\$268,651	\$268,651
2020	\$210,079	\$45,000	\$255,079	\$255,079

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.