



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



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 16R

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: 07812094

Site Name: QUAIL CREEK ADDITION-ARLINGTON-22-16R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,600

Percent Complete: 100%

Land Sqft^{*}: 7,230

Land Acres^{*}: 0.1660

Pool: N

⁺⁺⁺ 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	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 ⁺
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.