



**Address:** [417 QUAIL ROOST LN](#)  
**City:** ARLINGTON  
**Georeference:** 33208-24-17  
**Subdivision:** QUAIL CREEK ADDITION-ARLINGTON  
**Neighborhood Code:** 1M020F

**Latitude:** 32.6289013168  
**Longitude:** -97.1073422737  
**TAD Map:** 2120-348  
**MAPSCO:** TAR-111J



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 24 Lot 17

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

**State Code:** A  
**Year Built:** 2003  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07872224  
**Site Name:** QUAIL CREEK ADDITION-ARLINGTON-24-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,785  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,318  
**Land Acres<sup>\*</sup>:** 0.1679  
**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:**  
MCLAIN ROBERT L  
MCLAIN DARLA  
**Primary Owner Address:**  
417 QUAIL ROOST LN  
ARLINGTON, TX 76002-3367

**Deed Date:** 12/18/2003  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204007408](#)

| Previous Owners               | Date      | Instrument       | Deed Volume | Deed Page |
|-------------------------------|-----------|------------------|-------------|-----------|
| ANTARES HOMES LTD             | 5/13/2003 | 00167180000183   | 0016718     | 0000183   |
| QUAIL CRK ARLINGTON JVII ETAL | 1/1/2001  | 0000000000000000 | 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 | \$237,798          | \$55,000    | \$292,798    | \$292,798                    |
| 2024 | \$237,798          | \$55,000    | \$292,798    | \$292,798                    |
| 2023 | \$283,426          | \$55,000    | \$338,426    | \$278,699                    |
| 2022 | \$225,179          | \$45,000    | \$270,179    | \$253,363                    |
| 2021 | \$185,330          | \$45,000    | \$230,330    | \$230,330                    |
| 2020 | \$174,173          | \$45,000    | \$219,173    | \$219,173                    |

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.