



## LOCATION

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**Address:** [312 QUAIL CREST DR](#)  
**City:** COLLEYVILLE  
**Georeference:** 33220-2-17  
**Subdivision:** QUAIL CREST ESTATES  
**Neighborhood Code:** 3X010G

**Latitude:** 32.8608719563  
**Longitude:** -97.1635014305  
**TAD Map:** 2102-432  
**MAPSCO:** TAR-039Y



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** QUAIL CREST ESTATES Block  
2 Lot 17

**Jurisdictions:**

CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** A

**Year Built:** 1978

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07121474

**Site Name:** QUAIL CREST ESTATES-2-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,082

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 31,900

**Land Acres<sup>\*</sup>:** 0.7323

**Pool:** Y

<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

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**Current Owner:**

EVANS BILLY W

EVANS JANICE

**Primary Owner Address:**

312 QUAIL CREST DR  
COLLEYVILLE, TX 76034-8695

**Deed Date:** 2/15/1997

**Deed Volume:** 0012800

**Deed Page:** 0000519

**Instrument:** 00128000000519

## VALUES

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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	\$0	\$0	\$0	\$0
2024	\$385,617	\$100,000	\$485,617	\$485,617
2023	\$447,141	\$75,000	\$522,141	\$454,623
2022	\$345,666	\$75,000	\$420,666	\$413,294
2021	\$300,722	\$75,000	\$375,722	\$375,722
2020	\$308,556	\$75,000	\$383,556	\$368,807

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

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- 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.