



Address: [5501 ROYAL MEADOW LN](#)
City: ARLINGTON
Georeference: 46503H-5-36R
Subdivision: WHISPERING MEADOW 2ND INC ADDN
Neighborhood Code: 1M030C

Latitude: 32.6573024646
Longitude: -97.1266120329
TAD Map: 2114-360
MAPSCO: TAR-096Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WHISPERING MEADOW 2ND
INC ADDN Block 5 Lot 36R

Jurisdictions:

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

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$289,713

Protest Deadline Date: 5/24/2024

Site Number: 06361242

Site Name: WHISPERING MEADOW 2ND INC ADDN-5-36R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,640

Percent Complete: 100%

Land Sqft^{*}: 6,657

Land Acres^{*}: 0.1528

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:

FORBES KENDRA LYNIS REVOCABLE TRUST

Primary Owner Address:

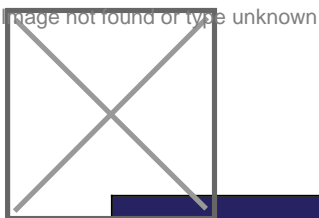
5501 ROYAL MEADOW LN
ARLINGTON, TX 76017-6144

Deed Date: 7/8/2020

Deed Volume:

Deed Page:

Instrument: [D220204195](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORBES KENDRA L	7/20/1998	00133410000487	0013341	0000487
REED HAROLD E; REED REBECCA D	3/7/1994	00115030000363	0011503	0000363
HISTORY MAKER INC	8/5/1993	00112040001115	0011204	0001115
MITCHELL B N	6/15/1992	00106910001479	0010691	0001479
DRESDNER ENTERPRISES INC	4/25/1990	00099120002000	0009912	0002000
BRIGHT BANC SAVINGS ASSN	1/1/1989	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	\$234,713	\$55,000	\$289,713	\$289,713
2024	\$234,713	\$55,000	\$289,713	\$274,353
2023	\$231,069	\$55,000	\$286,069	\$249,412
2022	\$218,738	\$40,000	\$258,738	\$226,738
2021	\$176,245	\$40,000	\$216,245	\$206,125
2020	\$147,386	\$40,000	\$187,386	\$187,386

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.