



**Address:** [503 KINGFISHER LN](#)  
**City:** ARLINGTON  
**Georeference:** 25497-1-2  
**Subdivision:** MEADOW VISTA ESTATES ADDITION  
**Neighborhood Code:** 1S020B

**Latitude:** 32.6336159926  
**Longitude:** -97.1045398712  
**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:** MEADOW VISTA ESTATES  
ADDITION Block 1 Lot 2

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A  
**Year Built:** 1999  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07097190  
**Site Name:** MEADOW VISTA ESTATES ADDITION-1-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,202  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,318  
**Land Acres<sup>\*</sup>:** 0.1679  
**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:**  
TRANHAM M D  
TRANHAM YVONNE J  
**Primary Owner Address:**  
503 KINGFISHER LN  
ARLINGTON, TX 76002-3457

**Deed Date:** 10/20/1999  
**Deed Volume:** 0014072  
**Deed Page:** 0000171  
**Instrument:** 00140720000171

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIGHLAND HOME LTD	6/28/1999	00138970000188	0013897	0000188
SANDLIN-DELAFIELD INC	1/1/1997	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 <sup>+</sup>
2025	\$245,418	\$65,862	\$311,280	\$311,280
2024	\$245,418	\$65,862	\$311,280	\$311,280
2023	\$309,488	\$50,000	\$359,488	\$308,003
2022	\$251,107	\$50,000	\$301,107	\$280,003
2021	\$204,548	\$50,000	\$254,548	\$254,548
2020	\$182,478	\$50,000	\$232,478	\$232,478

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.