



Address: [6909 THUNDERBIRD DR](#)
City: ARLINGTON
Georeference: 25497-3-5
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6325284998
Longitude: -97.1047582926
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 3 Lot 5

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$336,231

Protest Deadline Date: 5/24/2024

Site Number: 07097867

Site Name: MEADOW VISTA ESTATES ADDITION-3-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,002

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

TRAN MY-CHAU THI
TRAN THIN DO

Primary Owner Address:

6909 THUNDERBIRD DR
ARLINGTON, TX 76002-3462

Deed Date: 7/10/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212172752](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM CHRISTINA ETAL;PHAM PAUL	2/28/2009	D209060542	0000000	0000000
PHAM CHRISTINA TRAN;PHAM PAUL	10/16/2008	D208401896	0000000	0000000
REYES JASON;REYES LEANNE MCMAHON	4/3/2000	00142850000354	0014285	0000354
HIGHLAND HOME LTD	11/3/1999	00140970000014	0014097	0000014
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 ⁺
2025	\$252,317	\$64,683	\$317,000	\$317,000
2024	\$271,548	\$64,683	\$336,231	\$314,782
2023	\$279,000	\$50,000	\$329,000	\$286,165
2022	\$238,437	\$50,000	\$288,437	\$260,150
2021	\$203,401	\$50,000	\$253,401	\$236,500
2020	\$165,000	\$50,000	\$215,000	\$215,000

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.