



**Address:** [6900 THUNDERBIRD DR](#)  
**City:** ARLINGTON  
**Georeference:** 25497-12-1  
**Subdivision:** MEADOW VISTA ESTATES ADDITION  
**Neighborhood Code:** 1S020B

**Latitude:** 32.6332149792  
**Longitude:** -97.1052714665  
**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 12 Lot 1

**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:** \$412,378

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07098367

**Site Name:** MEADOW VISTA ESTATES ADDITION-12-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,793

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,147

**Land Acres<sup>\*</sup>:** 0.2099

**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:**

SMITH MARY  
SMITH JENNIFER

**Primary Owner Address:**

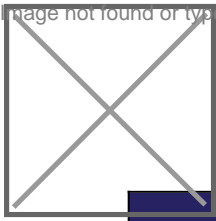
6900 THUNDERBIRD DR  
ARLINGTON, TX 76002-3461

**Deed Date:** 11/18/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219267148](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH JOYCE W;SMITH MARK S	10/27/1999	00140750000242	0014075	0000242
HIGHLAND HOME LTD	6/21/1999	00138880000431	0013888	0000431
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	\$330,055	\$82,323	\$412,378	\$372,543
2024	\$330,055	\$82,323	\$412,378	\$338,675
2023	\$373,512	\$50,000	\$423,512	\$307,886
2022	\$262,815	\$50,000	\$312,815	\$279,896
2021	\$238,497	\$50,000	\$288,497	\$254,451
2020	\$181,319	\$50,000	\$231,319	\$231,319

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.