



Address: [6916 THUNDERBIRD DR](#)
City: ARLINGTON
Georeference: 25497-12-8
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6320306392
Longitude: -97.105346322
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 8

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: RESOLUTE PROPERTY TAX SOLUTION (00088)

Protest Deadline Date: 5/24/2024

Site Number: 07098456
Site Name: MEADOW VISTA ESTATES ADDITION-12-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,332
Percent Complete: 100%
Land Sqft^{*}: 7,187
Land Acres^{*}: 0.1649

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FATHER'S LAND ENTERPRISE LLC
Primary Owner Address:
PO BOX 542072
GRAND PRAIRIE, TX 75054-2072

Deed Date: 1/2/2014
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D214001147](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN ANH Q;NGUYEN HIEN T	12/15/1999	00141460000254	0014146	0000254
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	\$215,492	\$64,683	\$280,175	\$280,175
2024	\$277,317	\$64,683	\$342,000	\$342,000
2023	\$310,000	\$50,000	\$360,000	\$360,000
2022	\$235,000	\$50,000	\$285,000	\$285,000
2021	\$182,000	\$50,000	\$232,000	\$232,000
2020	\$182,000	\$50,000	\$232,000	\$232,000

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

There are no exemptions for this property

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.