



Address: [6920 THUNDERBIRD DR](#)
City: ARLINGTON
Georeference: 25497-12-10
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6317011017
Longitude: -97.1053657609
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 10

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: \$352,565

Protest Deadline Date: 5/24/2024

Site Number: 07098480

Site Name: MEADOW VISTA ESTATES ADDITION-12-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,332

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:

NGUYEN TYLER T
VU TRISHA M T

Primary Owner Address:

6920 THUNDERBIRD DR
ARLINGTON, TX 76002

Deed Date: 5/15/2017

Deed Volume:

Deed Page:

Instrument: [D217116192](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE BRIAN H;NGO HAO K	6/26/2015	D215138672		
HOANG KHUE HUU;HOANG MONG	11/23/1999	00141130000419	0014113	0000419
HIGHLAND HOME LTD	7/21/1999	00139350000290	0013935	0000290
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	\$262,317	\$64,683	\$327,000	\$327,000
2024	\$287,882	\$64,683	\$352,565	\$344,421
2023	\$325,592	\$50,000	\$375,592	\$313,110
2022	\$258,639	\$50,000	\$308,639	\$284,645
2021	\$216,570	\$50,000	\$266,570	\$258,768
2020	\$185,244	\$50,000	\$235,244	\$235,244

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.