



Address: [7405 LAKE WHITNEY DR](#)
City: ARLINGTON
Georeference: 23259-11-9
Subdivision: LAKE PORT MEADOWS ADDITION
Neighborhood Code: 1M060A

Latitude: 32.6281387648
Longitude: -97.0724941054
TAD Map: 2126-348
MAPSCO: TAR-112J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKE PORT MEADOWS
ADDITION Block 11 Lot 9

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$348,000

Protest Deadline Date: 5/24/2024

Site Number: 07364784

Site Name: LAKE PORT MEADOWS ADDITION-11-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,236

Percent Complete: 100%

Land Sqft^{*}: 8,756

Land Acres^{*}: 0.2010

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 MEAGAN

Primary Owner Address:

7405 LAKE WHITNEY DR
ARLINGTON, TX 76002

Deed Date: 10/20/2016

Deed Volume:

Deed Page:

Instrument: [D216248028](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS EQUITY CAPITAL LLC	8/29/2016	D216206331		
AMERICAN NATIONAL INVESTORS CORP	7/5/2016	D216160730		
MILLIGAN HAMIN	7/14/2006	D206372162	0000000	0000000
GAMBOL MARI EST;GAMBOL ROBERT	2/26/2001	00147990000440	0014799	0000440
KB HOME LONE STAR LP	1/17/2001	00147050000297	0014705	0000297
KARUFMAN & BROAD LONE STAR LP	9/15/2000	00145260000161	0014526	0000161
IFS LAKEPORT II INVESTORS LP	1/1/1999	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	\$272,000	\$55,000	\$327,000	\$327,000
2024	\$293,000	\$55,000	\$348,000	\$324,271
2023	\$318,405	\$55,000	\$373,405	\$294,792
2022	\$267,900	\$45,000	\$312,900	\$267,993
2021	\$198,630	\$45,000	\$243,630	\$243,630
2020	\$198,630	\$45,000	\$243,630	\$243,630

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.