



**Address:** [426 KINGFISHER LN](#)  
**City:** ARLINGTON  
**Georeference:** 25497-20-1  
**Subdivision:** MEADOW VISTA ESTATES ADDITION  
**Neighborhood Code:** 1S020B

**Latitude:** 32.633150949  
**Longitude:** -97.1055686987  
**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 20 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:** 2004

**Personal Property Account:** N/A

**Agent:** THE GALLAGHER FIRM PLLC (11961)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$404,814

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

**Site Number:** 07870787

**Site Name:** MEADOW VISTA ESTATES ADDITION-20-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,763

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

SANDERS KENNETH D

**Primary Owner Address:**

426 KINGFISHER LN  
ARLINGTON, TX 76002-3453

**Deed Date:** 5/5/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208173213](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINN JOE DONALD JR	2/14/2008	<a href="#">D208061277</a>	0000000	0000000
WELLS FARGO BANK NA	2/5/2008	<a href="#">D208048002</a>	0000000	0000000
WINN JOE DONALD JR	1/15/2008	<a href="#">D208173212</a>	0000000	0000000
WINN JOE D JR;WINN LIZA	7/30/2004	<a href="#">D204246067</a>	0000000	0000000
SHERIDAN HMNS MEADOW VISTA EST	2/4/2003	00164310000354	0016431	0000354
MEADOW VISTA JOINT VENTURE	1/1/2001	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	\$334,254	\$70,560	\$404,814	\$323,549
2024	\$334,254	\$70,560	\$404,814	\$294,135
2023	\$378,309	\$50,000	\$428,309	\$267,395
2022	\$255,000	\$50,000	\$305,000	\$243,086
2021	\$170,987	\$50,000	\$220,987	\$220,987
2020	\$170,987	\$50,000	\$220,987	\$220,987

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.