

Tarrant Appraisal District

Property Information | PDF

Account Number: 07871430

Address: 308 KINGFISHER LN

City: ARLINGTON

Georeference: 25497-16-28

Subdivision: MEADOW VISTA ESTATES ADDITION

Neighborhood Code: 1S020B

Googlet Mapd or type unknown

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

Legal Description: MEADOW VISTA ESTATES

ADDITION Block 16 Lot 28

PROPERTY DATA

Jurisdictions:

CITY OF ARLINGTON (024) **TARRANT COUNTY (220)**

TARRANT COUNTY HOSPITAL (224) **TARRANT COUNTY COLLEGE (225)**

ARLINGTON ISD (901)

State Code: A Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 **Notice Value: \$321,639**

Protest Deadline Date: 5/24/2024

Site Number: 07871430

Site Name: MEADOW VISTA ESTATES ADDITION-16-28

Latitude: 32.632348046

TAD Map: 2120-348 MAPSCO: TAR-111J

Longitude: -97.109519134

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,729 Percent Complete: 100%

Land Sqft*: 8,276 Land Acres*: 0.1899

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

DUNCAN LAWRENCE W Deed Date: 4/8/2003 DUNCAN ANNA L Deed Volume: 0016643 Primary Owner Address: Deed Page: 0000184

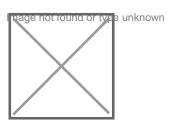
308 KINGFISHER LN Instrument: 00166430000184 ARLINGTON, TX 76002-3389

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEADOW VISTA JOINT VENTURE	1/1/2001	00000000000000	0000000	0000000

07-08-2025 Page 1



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



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	\$247,155	\$74,484	\$321,639	\$321,639
2024	\$247,155	\$74,484	\$321,639	\$306,727
2023	\$279,329	\$50,000	\$329,329	\$278,843
2022	\$222,160	\$50,000	\$272,160	\$253,494
2021	\$186,241	\$50,000	\$236,241	\$230,449
2020	\$159,499	\$50,000	\$209,499	\$209,499

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

07-08-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.