



Address: [405 KINGFISHER LN](#)
City: ARLINGTON
Georeference: 25497-19-1
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6335621707
Longitude: -97.1073758629
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 19 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: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$355,990

Protest Deadline Date: 5/24/2024

Site Number: 07871724

Site Name: MEADOW VISTA ESTATES ADDITION-19-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,345

Percent Complete: 100%

Land Sqft^{*}: 6,969

Land Acres^{*}: 0.1599

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:

SUTTON CHRISTOPHER

Primary Owner Address:

405 KINGFISHER LN
ARLINGTON, TX 76002-3458

Deed Date: 7/24/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207264301](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOSS JOHN S	9/9/2003	D203350209	0017212	0000279
SHERIDAN HMNS MEADOW VISTA EST	8/13/2002	00159650000229	0015965	0000229
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 ⁺
2025	\$293,269	\$62,721	\$355,990	\$355,990
2024	\$293,269	\$62,721	\$355,990	\$348,979
2023	\$331,751	\$50,000	\$381,751	\$317,254
2022	\$263,346	\$50,000	\$313,346	\$288,413
2021	\$220,364	\$50,000	\$270,364	\$262,194
2020	\$188,358	\$50,000	\$238,358	\$238,358

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.