



Address: [305 KINGFISHER LN](#)
City: ARLINGTON
Georeference: 25497-19-16
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6326614248
Longitude: -97.1101396975
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 16

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
State Code: A
Year Built: 2002
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 07871880
Site Name: MEADOW VISTA ESTATES ADDITION-19-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,841
Percent Complete: 100%
Land Sqft^{*}: 9,147
Land Acres^{*}: 0.2099
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:
PHAM NINA NHUBINH
Primary Owner Address:
4125 TIMBER TRL
ARLINGTON, TX 76016
Deed Date: 4/4/2022
Deed Volume:
Deed Page:
Instrument: [D222089506](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOLBERT ANTONIO O	11/8/2002	00161620000118	0016162	0000118
CHOICE HOMES INC	8/13/2002	00158890000319	0015889	0000319
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	\$264,585	\$82,323	\$346,908	\$346,908
2024	\$264,585	\$82,323	\$346,908	\$346,908
2023	\$299,166	\$50,000	\$349,166	\$349,166
2022	\$237,723	\$50,000	\$287,723	\$287,723
2021	\$199,116	\$50,000	\$249,116	\$249,116
2020	\$170,371	\$50,000	\$220,371	\$220,371

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

There are no exemptions for this property

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.