



Address: [6904 MEADOW BEND DR](#)
City: ARLINGTON
Georeference: 25497-19-21
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.631893702
Longitude: -97.1106460023
TAD Map: 2114-348
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 21

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: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 07871937

Site Name: MEADOW VISTA ESTATES ADDITION-19-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,851

Percent Complete: 100%

Land Sqft^{*}: 9,583

Land Acres^{*}: 0.2199

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:

BONNICK-HIGGINS PETRINA
BONNICK-CARTER GABRIELLE

Primary Owner Address:

6904 MEADOW BEND DR
ARLINGTON, TX 76002

Deed Date: 12/16/2022

Deed Volume:

Deed Page:

Instrument: [D222290520](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GANS RANDICE;GANS WHITLEY	10/31/2014	D214241922		
SECRETARY OF HUD	11/13/2013	D214077143	0000000	0000000
WELLS FARGO BANK NA	11/5/2013	D213293215	0000000	0000000
AWAD LOWANA;AWAD MOHD	8/26/2003	D203338052	0017179	0000282
CHOICE HOMES INC	4/8/2003	D203124021	0016572	0000351
MEADOW VISTA JOINT VENTURE	1/1/2001	0000000000000000	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	\$228,836	\$86,247	\$315,083	\$315,083
2024	\$228,836	\$86,247	\$315,083	\$315,083
2023	\$255,550	\$50,000	\$305,550	\$305,550
2022	\$239,912	\$50,000	\$289,912	\$258,135
2021	\$184,668	\$50,000	\$234,668	\$234,668
2020	\$165,000	\$50,000	\$215,000	\$215,000

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.