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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



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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 | 000000000000000 | 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.