



**Address:** [6906 MEADOW BEND DR](#)  
**City:** ARLINGTON  
**Georeference:** 25497-19-22  
**Subdivision:** MEADOW VISTA ESTATES ADDITION  
**Neighborhood Code:** 1S020B

**Latitude:** 32.6316984181  
**Longitude:** -97.1106030984  
**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 22

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$325,688

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07871945

**Site Name:** MEADOW VISTA ESTATES ADDITION-19-22

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,695

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,583

**Land Acres<sup>\*</sup>:** 0.2199

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

WITCHER HEATHER

**Primary Owner Address:**

6906 MEADOW BEND DR  
ARLINGTON, TX 76002-3396

**Deed Date:** 12/15/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206407069](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BREITENSTEIN JASON;BREITENSTEIN JILL	8/21/2002	00159300000233	0015930	0000233
CHOICE HOMES INC	6/11/2002	00157410000156	0015741	0000156
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 <sup>+</sup>
2025	\$239,441	\$86,247	\$325,688	\$325,688
2024	\$239,441	\$86,247	\$325,688	\$300,104
2023	\$270,471	\$50,000	\$320,471	\$272,822
2022	\$215,369	\$50,000	\$265,369	\$248,020
2021	\$180,750	\$50,000	\$230,750	\$225,473
2020	\$154,975	\$50,000	\$204,975	\$204,975

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.