



Address: [6912 MEADOW BEND DR](#)
City: ARLINGTON
Georeference: 25497-19-25
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6312548712
Longitude: -97.1102576284
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 25

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: 5/1/2025

Notice Value: \$335,000

Protest Deadline Date: 5/24/2024

Site Number: 07871988

Site Name: MEADOW VISTA ESTATES ADDITION-19-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,058

Percent Complete: 100%

Land Sqft^{*}: 7,405

Land Acres^{*}: 0.1699

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:

NGUYEN MARIA

Primary Owner Address:

6912 MEADOW BEND DR
ARLINGTON, TX 76002

Deed Date: 9/27/2017

Deed Volume:

Deed Page:

Instrument: [D217282920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN MARIA;NGUYEN ROBERT NGUYEN	1/17/2014	D214018937	0000000	0000000
NGUYEN MARIA	8/22/2005	D205256415	0000000	0000000
HOUSEHOLD FINANCE CORP	4/15/2005	D205142787	0000000	0000000
MORTGAGE ELEC REG SYSTEMS INC	4/5/2005	D205106644	0000000	0000000
DUREE JONATHAN;DUREE SOLNAI	12/2/2002	00161890000298	0016189	0000298
CHOICE HOMES INC	7/30/2002	00158540000269	0015854	0000269
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	\$251,355	\$66,645	\$318,000	\$318,000
2024	\$268,355	\$66,645	\$335,000	\$323,304
2023	\$315,006	\$50,000	\$365,006	\$293,913
2022	\$235,019	\$50,000	\$285,019	\$267,194
2021	\$209,441	\$50,000	\$259,441	\$242,904
2020	\$170,822	\$50,000	\$220,822	\$220,822

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.