



**Address:** [409 KINGFISHER LN](#)  
**City:** ARLINGTON  
**Georeference:** 25497-11-112  
**Subdivision:** MEADOW VISTA ESTATES ADDITION  
**Neighborhood Code:** 1S020B

**Latitude:** 32.6336062201  
**Longitude:** -97.1069620379  
**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 11 Lot 112

**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:** 07872399  
**Site Name:** MEADOW VISTA ESTATES ADDITION-11-112  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,080  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,753  
**Land Acres<sup>\*</sup>:** 0.1779  
**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:**  
BENGUAN NETNETTE G  
**Primary Owner Address:**  
409 KINGFISHER LN  
ARLINGTON, TX 76002-3458

**Deed Date:** 8/22/2002  
**Deed Volume:** 0015937  
**Deed Page:** 0000298  
**Instrument:** 00159370000298

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHERIDAN HMNS MEADOW VISTA EST	5/15/2002	00156970000413	0015697	0000413
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	\$250,223	\$69,777	\$320,000	\$320,000
2024	\$250,223	\$69,777	\$320,000	\$320,000
2023	\$316,581	\$50,000	\$366,581	\$306,202
2022	\$235,228	\$50,000	\$285,228	\$278,365
2021	\$210,526	\$50,000	\$260,526	\$253,059
2020	\$180,054	\$50,000	\$230,054	\$230,054

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.