



Address: [415 KINGFISHER LN](#)
City: ARLINGTON
Georeference: 25497-11-114
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6335999902
Longitude: -97.1065653802
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 114

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: \$347,918

Protest Deadline Date: 5/24/2024

Site Number: 07872410

Site Name: MEADOW VISTA ESTATES ADDITION-11-114

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,146

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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 NGAN
PHAM LONG T

Primary Owner Address:

415 KINGFISHER LN
ARLINGTON, TX 76002

Deed Date: 5/21/2024

Deed Volume:

Deed Page:

Instrument: [D224092054](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE TUYEN K;TRAN HUNG V	4/19/2016	D216081314		
VARGAS MARIA L;VARGAS RENE	3/3/2006	D206065364	0000000	0000000
MCLELLAN ANGELA;MCLELLAN JAMES	3/28/2003	00165610000110	0016561	0000110
SHERIDAN HMNS MEADOW VISTA EST	8/13/2002	00159650000229	0015965	0000229
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	\$283,235	\$64,683	\$347,918	\$347,918
2024	\$283,235	\$64,683	\$347,918	\$347,918
2023	\$320,361	\$50,000	\$370,361	\$370,361
2022	\$233,936	\$50,000	\$283,936	\$283,936
2021	\$212,931	\$50,000	\$262,931	\$262,931
2020	\$182,063	\$50,000	\$232,063	\$232,063

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

There are no exemptions for this property

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.