



Address: [423 KINGFISHER LN](#)
City: ARLINGTON
Georeference: 25497-11-118
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6335958002
Longitude: -97.1057857556
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 118

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$457,870

Protest Deadline Date: 5/24/2024

Site Number: 07872453

Site Name: MEADOW VISTA ESTATES ADDITION-11-118

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,172

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SAMPSON DOUGLAS F

Primary Owner Address:

423 KINGFISHER LN
ARLINGTON, TX 76002-3458

Deed Date: 10/4/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: 0000000000000000

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| SAMPSON DOUGLAS D;SAMPSON SANDRA | 10/15/2003 | D203393248 | 0000000 | 0000000 |
| SHERIDAN HOMES | 2/5/2003 | 00164310000361 | 0016431 | 0000361 |
| 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 | \$393,187 | \$64,683 | \$457,870 | \$457,870 |
| 2024 | \$393,187 | \$64,683 | \$457,870 | \$444,236 |
| 2023 | \$442,579 | \$50,000 | \$492,579 | \$403,851 |
| 2022 | \$329,337 | \$50,000 | \$379,337 | \$367,137 |
| 2021 | \$294,530 | \$50,000 | \$344,530 | \$333,761 |
| 2020 | \$253,419 | \$50,000 | \$303,419 | \$303,419 |

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.