



Address: [7002 THUNDERBIRD DR](#)
City: ARLINGTON
Georeference: 25497-12-16
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6305772664
Longitude: -97.1054683579
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 12 Lot 16

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: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 07898649

Site Name: MEADOW VISTA ESTATES ADDITION-12-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,820

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 MARY

Primary Owner Address:

7002 THUNDERBIRD DR
ARLINGTON, TX 76002-3418

Deed Date: 9/17/2014

Deed Volume:

Deed Page:

Instrument: [D214204684](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|-----------|----------------|-------------|-----------|
| THOMPSON CHARLES E;THOMPSON K COLON | 6/28/2002 | 00157960000142 | 0015796 | 0000142 |
| CLASSIC C HOMES INC | 3/13/2002 | 00155500000007 | 0015550 | 0000007 |
| SILO DEVELOPMENT LTD | 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 | \$247,326 | \$64,683 | \$312,009 | \$312,009 |
| 2024 | \$247,326 | \$64,683 | \$312,009 | \$312,009 |
| 2023 | \$256,148 | \$50,000 | \$306,148 | \$292,021 |
| 2022 | \$224,887 | \$50,000 | \$274,887 | \$265,474 |
| 2021 | \$197,970 | \$50,000 | \$247,970 | \$241,340 |
| 2020 | \$169,400 | \$50,000 | \$219,400 | \$219,400 |

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.