



Address: [7024 THUNDERBIRD DR](#)
City: ARLINGTON
Georeference: 25497-12-26
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6289050956
Longitude: -97.1054671272
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 26

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 07898762

Site Name: MEADOW VISTA ESTATES ADDITION-12-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,124

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 THUONG LINH

HUYNH TRINH T

Primary Owner Address:

7024 THUNDERBIRD DR
ARLINGTON, TX 76002-3418

Deed Date: 12/15/2017

Deed Volume:

Deed Page:

Instrument: [D217290582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELSE KEITH D;ELSE SAEDBETH	4/19/2004	D204122098	0000000	0000000
CLASSIC CENTURY HOMES LTD	10/28/2003	D203407389	0000000	0000000
SILO DEVELOPMENT LTD	1/1/2001	000000000000000	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	\$229,665	\$64,683	\$294,348	\$294,348
2024	\$229,665	\$64,683	\$294,348	\$294,348
2023	\$294,240	\$50,000	\$344,240	\$282,898
2022	\$222,666	\$50,000	\$272,666	\$257,180
2021	\$183,800	\$50,000	\$233,800	\$233,800
2020	\$183,512	\$50,000	\$233,512	\$233,512

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.