



Address: [6931 MEADOW BEND DR](#)
City: ARLINGTON
Georeference: 25497-16-13
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.630257114
Longitude: -97.1087917156
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 16 Lot 13

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: None

Protest Deadline Date: 5/24/2024

Site Number: 40087727

Site Name: MEADOW VISTA ESTATES ADDITION-16-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,775

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:

TRAN JENNY

Primary Owner Address:

6931 MEADOW BEND DR
ARLINGTON, TX 76002

Deed Date: 10/23/2018

Deed Volume:

Deed Page:

Instrument: [D218250829](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MESA VERDE ASSETS LLC	4/3/2018	D218086052		
Unlisted	3/10/2009	D216110394		
DEXTER DEBORAH;DEXTER TIMOTHY	10/27/2004	D204347983	0000000	0000000
CHOICE HOMES INC	8/17/2004	D204257991	0000000	0000000
MEADOW VISTA JOINT VENTURE	1/1/2002	0000000000000000	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	\$258,436	\$64,683	\$323,119	\$323,119
2024	\$258,436	\$64,683	\$323,119	\$323,119
2023	\$292,152	\$50,000	\$342,152	\$294,872
2022	\$232,221	\$50,000	\$282,221	\$268,065
2021	\$194,565	\$50,000	\$244,565	\$243,695
2020	\$171,541	\$50,000	\$221,541	\$221,541

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.