

LOCATION

Address: [7004 THUNDERBIRD DR](#)
City: ARLINGTON
Georeference: 25497-12-17
Subdivision: MEADOW VISTA ESTATES ADDITION
Neighborhood Code: 1S020B

Latitude: 32.6304119864
Longitude: -97.105466173
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 17

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

Protest Deadline Date: 5/15/2025

Site Number: 07898657

Site Name: MEADOW VISTA ESTATES ADDITION-12-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,536

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:

BRIGHT SEGUN OJU

Primary Owner Address:

7004 THUNDERBIRD DR
 ARLINGTON, TX 76002

Deed Date: 7/24/2008

Deed Volume:

Deed Page:

Instrument: NC07898657

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OJU MARCUS B	12/23/2003	D203473943	0000000	0000000
CLASSIC C HOMES INC	1/28/2003	00163690000125	0016369	0000125
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	\$0	\$0	\$0	\$0
2024	\$309,781	\$64,683	\$374,464	\$364,374
2023	\$350,459	\$50,000	\$400,459	\$331,249
2022	\$278,145	\$50,000	\$328,145	\$301,135
2021	\$232,705	\$50,000	\$282,705	\$273,759
2020	\$198,872	\$50,000	\$248,872	\$248,872

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.