

## LOCATION

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**Address:** [305 KATYDID CT](#)

**City:** ARLINGTON

**Georeference:** 25497-17-12

**Subdivision:** MEADOW VISTA ESTATES ADDITION

**Neighborhood Code:** 1S020B

**Latitude:** 32.6296983619

**Longitude:** -97.1102315658

**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

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**Legal Description:** MEADOW VISTA ESTATES  
ADDITION Block 17 Lot 12

**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:** 07871570

**Site Name:** MEADOW VISTA ESTATES ADDITION-17-12

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,129

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

WILBERT EBONY T

**Primary Owner Address:**

305 KATYDID CT

ARLINGTON, TX 76002

**Deed Date:** 1/6/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221013864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUZMAN ERNESTO	12/10/2014	<a href="#">D214273209</a>		
VU HA	7/13/2006	<a href="#">D206224927</a>	0000000	0000000
BANK OF NEW YORK	4/4/2006	<a href="#">D206107260</a>	0000000	0000000
FLANNERY DAVID JR;FLANNERY LAUREN	9/30/2003	<a href="#">D203379726</a>	0000000	0000000
CHOICE HOMES INC	6/19/2003	00168450000399	0016845	0000399
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$283,633	\$66,645	\$350,278	\$327,155
2023	\$320,816	\$50,000	\$370,816	\$297,414
2022	\$220,376	\$50,000	\$270,376	\$270,376
2021	\$213,193	\$50,000	\$263,193	\$252,157
2020	\$179,234	\$50,000	\$229,234	\$229,234

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.