



**Address:** [1713 ABERDEEN DR](#)  
**City:** ARLINGTON  
**Georeference:** 24680-3-7  
**Subdivision:** MANCHESTER PLACE ADDITION  
**Neighborhood Code:** 1L030J

**Latitude:** 32.7028574793  
**Longitude:** -97.1343752888  
**TAD Map:** 2108-376  
**MAPSCO:** TAR-096B



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

**PROPERTY DATA**

**Legal Description:** MANCHESTER PLACE  
ADDITION Block 3 Lot 7

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

**State Code:** A  
**Year Built:** 1971  
**Personal Property Account:** N/A  
**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01622277  
**Site Name:** MANCHESTER PLACE ADDITION-3-7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size+++:** 1,785  
**Percent Complete:** 100%  
**Land Sqft :** 8,120  
**Land Acres\* :** 0.1864  
**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:**  
GRAHAM BRYAN L  
**Primary Owner Address:**  
5905 KLINGER RD  
ARLINGTON, TX 76016-1148

**Deed Date:** 2/6/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206040931](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASSOC FIRST CAPITAL CORP	1/6/2004	<a href="#">D204012951</a>	0000000	0000000
HATCH ANGELA M;HATCH RODNEY M	12/1/1997	00130090000076	0013009	0000076
BOND EARL W	12/31/1900	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	\$141,688	\$57,120	\$198,808	\$198,808
2024	\$181,880	\$57,120	\$239,000	\$239,000
2023	\$209,191	\$45,000	\$254,191	\$254,191
2022	\$173,597	\$45,000	\$218,597	\$218,597
2021	\$126,000	\$40,000	\$166,000	\$166,000
2020	\$126,000	\$40,000	\$166,000	\$166,000

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

There are no exemptions for this property

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.