



**Address:** [1717 ABERDEEN DR](#)  
**City:** ARLINGTON  
**Georeference:** 24680-3-9  
**Subdivision:** MANCHESTER PLACE ADDITION  
**Neighborhood Code:** 1L030J

**Latitude:** 32.7028630586  
**Longitude:** -97.1348301282  
**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 9

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$351,054

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01622293

**Site Name:** MANCHESTER PLACE ADDITION-3-9

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

**Parcels:** 1

**Approximate Size+++:** 1,626

**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:**

SAUCEDO JONATHAN  
SAUCEDO CORTNIE

**Primary Owner Address:**

1717 ABERDEEN DR  
ARLINGTON, TX 76015

**Deed Date:** 12/29/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215291616](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOCI LAVDIE;KOCI PETRIT	11/21/2001	00152880000131	0015288	0000131
CARRY TASIE ANN	11/27/2000	00000000000000	0000000	0000000
EVERETT BILLY J JR;EVERETT TASIE	12/22/1997	00130300000396	0013030	0000396
WINGO SYBIL W TRUSTEE	12/10/1997	00130300000362	0013030	0000362
MCCLAIN JEANETTE L BICKLEY	12/8/1997	00130300000388	0013030	0000388
BICKLEY BERTA L EST	12/31/1900	00068690000580	0006869	0000580

## 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	\$293,934	\$57,120	\$351,054	\$282,566
2024	\$293,934	\$57,120	\$351,054	\$256,878
2023	\$315,865	\$45,000	\$360,865	\$233,525
2022	\$245,325	\$45,000	\$290,325	\$212,295
2021	\$203,253	\$40,000	\$243,253	\$192,995
2020	\$158,710	\$40,000	\$198,710	\$175,450

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.