



Address: [1712 ABERDEEN DR](#)
City: ARLINGTON
Georeference: 24680-4-7
Subdivision: MANCHESTER PLACE ADDITION
Neighborhood Code: 1L030J

Latitude: 32.7024004838
Longitude: -97.134346981
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 4 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: None

Notice Sent Date: 4/15/2025

Notice Value: \$224,609

Protest Deadline Date: 5/24/2024

Site Number: 01622501

Site Name: MANCHESTER PLACE ADDITION-4-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,624

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:

SHAW DENISE M

Primary Owner Address:

1712 ABERDEEN DR
ARLINGTON, TX 76015-1301

Deed Date: 9/19/2016

Deed Volume:

Deed Page:

Instrument: [D217207629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAW DENISE M;SHAW GREG	1/6/2000	00141730000120	0014173	0000120
WEBER LINDA B	9/19/1988	00093870000809	0009387	0000809
BUSHMAN JUANIT;BUSHMAN RICHARD 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 ⁺
2025	\$149,880	\$57,120	\$207,000	\$207,000
2024	\$167,489	\$57,120	\$224,609	\$210,894
2023	\$182,496	\$45,000	\$227,496	\$191,722
2022	\$152,162	\$45,000	\$197,162	\$174,293
2021	\$118,448	\$40,000	\$158,448	\$158,448
2020	\$121,500	\$40,000	\$161,500	\$161,500

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.