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Address: [1716 ABERDEEN DR](#)
City: ARLINGTON
Georeference: 24680-4-9
Subdivision: MANCHESTER PLACE ADDITION
Neighborhood Code: 1L030J

Latitude: 32.702405989
Longitude: -97.1348020762
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 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: \$215,475

Protest Deadline Date: 5/24/2024

Site Number: 01622536

Site Name: MANCHESTER PLACE ADDITION-4-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,513

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:

HERNANDEZ RAY
HERNANDEZ LINDA G

Primary Owner Address:

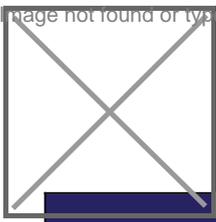
1716 ABERDEEN DR
ARLINGTON, TX 76015-1301

Deed Date: 12/15/2000

Deed Volume: 0014672

Deed Page: 0000263

Instrument: 00146720000263



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROADWAY G EST;BROADWAY RAYMOND G	2/18/1998	00131130000378	0013113	0000378
BANK OF AMERICA TR	6/3/1997	00127930000216	0012793	0000216
SERRANO GLORIA C;SERRANO RAFAIL	3/6/1992	00105690002261	0010569	0002261
ADMINISTRATOR VETERAN AFFAIRS	6/5/1991	00102870001535	0010287	0001535
COUNTRYWIDE FUNDING CORP	6/4/1991	00102800000359	0010280	0000359
HENRY JAMES T	10/5/1989	00097270000252	0009727	0000252
BOSWELL HERMAN	8/28/1989	00097080002376	0009708	0002376
BARFIELD BRENDA;BARFIELD JOSEPH P	12/31/1900	00051690000389	0005169	0000389

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	\$158,355	\$57,120	\$215,475	\$215,475
2024	\$158,355	\$57,120	\$215,475	\$202,738
2023	\$172,657	\$45,000	\$217,657	\$184,307
2022	\$143,987	\$45,000	\$188,987	\$167,552
2021	\$112,320	\$40,000	\$152,320	\$152,320
2020	\$116,840	\$40,000	\$156,840	\$154,931

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.