



Address: [2316 MEANDERING WAY](#)
City: ARLINGTON
Georeference: 34485-3-14
Subdivision: RIVER BEND ADDITION
Neighborhood Code: 1X130R

Latitude: 32.7728840989
Longitude: -97.0892082922
TAD Map: 2126-400
MAPSCO: TAR-069Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER BEND ADDITION Block 3
Lot 14 50% UNDIVIDED INTEREST

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (228)
ARLINGTON ISD (901)
State Code: A
Year Built: 1978
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02447525
Site Name: RIVER BEND ADDITION 3 14 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size⁺⁺⁺: 2,252
Percent Complete: 100%
Land Sqft^{*}: 10,800
Land Acres^{*}: 0.2479
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
NICHOLS CHERYL
Primary Owner Address:
2316 MEANDERING WAY
ARLINGTON, TX 76011-2620

Deed Date: 1/1/2017
Deed Volume:
Deed Page:
Instrument: [D214095487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NICHOLS CHERYL;THOMASON DIANNE	5/9/2014	D214095487	0000000	0000000
EDEN KEVIN;EDEN KIMBERLY	9/1/1998	00134100000102	0013410	0000102
FRANCISCO J WILLIAM	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	\$153,214	\$40,000	\$193,214	\$193,214
2024	\$153,214	\$40,000	\$193,214	\$193,214
2023	\$159,812	\$40,000	\$199,812	\$185,460
2022	\$134,893	\$40,000	\$174,893	\$168,600
2021	\$118,273	\$35,000	\$153,273	\$153,273
2020	\$110,580	\$35,000	\$145,580	\$145,580

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.