



**Address:** [416 NORTHBEND CIR](#)  
**City:** ARLINGTON  
**Georeference:** 15255-1-16  
**Subdivision:** GIBBINS MANOR  
**Neighborhood Code:** A1A030J

**Latitude:** 32.7540843673  
**Longitude:** -97.1111436166  
**TAD Map:** 2114-392  
**MAPSCO:** TAR-083A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** GIBBINS MANOR Block 1 Lot 16

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05476461

**Site Name:** GIBBINS MANOR-1-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 849

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,252

**Land Acres<sup>\*</sup>:** 0.1205

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

LIU MEIHWANG

**Primary Owner Address:**

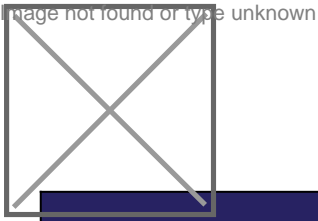
1813 ELM CREST DR  
ARLINGTON, TX 76012

**Deed Date:** 4/14/2010

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220251834](#)



| Previous Owners                     | Date       | Instrument     | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------|-------------|-----------|
| LIU MEI HWA;LIU TAY MIN LIU         | 2/1/1999   | 00136570000402 | 0013657     | 0000402   |
| FU SING HONG;FU SU-HWEI FU          | 4/13/1998  | 00132020000372 | 0013202     | 0000372   |
| KAEMERLE HAROLD;KAEMERLE J SCHAEFER | 8/11/1992  | 00107390001465 | 0010739     | 0001465   |
| MERIDIAN SAVINGS ASSN               | 7/22/1986  | 00086210000868 | 0008621     | 0000868   |
| GIBBINS ROAD DEV CO INC             | 11/29/1984 | 00080190000663 | 0008019     | 0000663   |
| BRITT PHILLIPS CO INC               | 1/1/1984   | 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 | \$128,393          | \$8,000     | \$136,393    | \$136,393                    |
| 2024 | \$128,393          | \$8,000     | \$136,393    | \$136,393                    |
| 2023 | \$127,218          | \$8,000     | \$135,218    | \$135,218                    |
| 2022 | \$71,663           | \$8,000     | \$79,663     | \$79,663                     |
| 2021 | \$47,000           | \$8,000     | \$55,000     | \$55,000                     |
| 2020 | \$47,000           | \$8,000     | \$55,000     | \$55,000                     |

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.