



**Address:** [3638 WAVERLY DR](#)  
**City:** ARLINGTON  
**Georeference:** 35040-6-BR1  
**Subdivision:** ROLLING MEADOWS ADDITION  
**Neighborhood Code:** APT-Central Arlington

**Latitude:** 32.6868823617  
**Longitude:** -97.128762341  
**TAD Map:** 2114-368  
**MAPSCO:** TAR-096G



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROLLING MEADOWS  
ADDITION Block 6 Lot BR1

**Jurisdictions:**

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

**State Code:** BC

**Year Built:** 1983

**Personal Property Account:** N/A

**Agent:** ALLIANCE TAX ADVISORS (00745)

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

**Notice Value:** \$13,516,347

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80179304

**Site Name:** VILLAS AT THE PARK

**Site Class:** APTIndMtr - Apartment-Individual Meter

**Parcels:** 1

**Primary Building Name:** VILLAS AT THE PARK / 02499266

**Primary Building Type:** Multi-Family

**Gross Building Area<sup>+++</sup>:** 71,216

**Net Leasable Area<sup>+++</sup>:** 59,546

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 203,860

**Land Acres<sup>\*</sup>:** 4.6799

**Pool:** Y

<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:**

VILLAS AT THE PARK TIC LLC  
AIC VILLAS AT THE PARK LLC

**Primary Owner Address:**

1395 BRICKELL AVE STE 690  
MIAMI, FL 33131

**Deed Date:** 11/10/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223002771](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
UPPER LEVEL ACQUISITIONS III LLC	4/1/2019	<a href="#">D219068227</a>		
	9/25/2013	80179304		
DIVISION STREET PARTNERSHIP	8/24/2005	<a href="#">D205263912</a>	0000000	0000000
BROOKRIDGE ASSOC PRTNRS	10/20/1987	00090710001282	0009071	0001282
TEXAS AMERICAN BANK	8/8/1986	00086410000926	0008641	0000926
BARTANIAN ADOLF ETAL	5/9/1985	00081770000325	0008177	0000325
CONSORTIUM CAPITAL INV INC	5/8/1985	00081770000320	0008177	0000320
HANSON ROGER J	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 <sup>+</sup>
2025	\$12,802,837	\$713,510	\$13,516,347	\$13,516,347
2024	\$9,481,490	\$713,510	\$10,195,000	\$10,195,000
2023	\$9,481,490	\$713,510	\$10,195,000	\$10,195,000
2022	\$8,886,490	\$713,510	\$9,600,000	\$9,600,000
2021	\$6,567,490	\$713,510	\$7,281,000	\$7,281,000
2020	\$5,486,490	\$713,510	\$6,200,000	\$6,200,000

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.