

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06085547

Latitude: 32.7545435656

**TAD Map:** 2102-392 MAPSCO: TAR-067Z

Site Number: 06085547

Approximate Size+++: 5,537

Percent Complete: 100%

Site Name: WATERWAY PARK NORTH-1-18

Site Class: A1 - Residential - Single Family

Longitude: -97.1565934107

Address: 3006 WATERWAY CT

City: ARLINGTON

Georeference: 45263C-1-18

Subdivision: WATERWAY PARK NORTH

Neighborhood Code: 1X010A

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



## PROPERTY DATA

Legal Description: WATERWAY PARK NORTH

Block 1 Lot 18 & PART OF CE

Jurisdictions:

CITY OF ARLINGTON (024) **TARRANT COUNTY (220)** 

TARRANT COUNTY HOSPITAL (224) **TARRANT COUNTY COLLEGE (225)** 

ARLINGTON ISD (901)

State Code: A Year Built: 1990

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024

Land Sqft\*: 17,334

Land Acres\*: 0.3979 Pool: Y

Parcels: 1

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

KINLOCH RAMON L KINLOCH ANDREA

**Primary Owner Address:** 

3006 WATERWAY CT ARLINGTON, TX 76012 Deed Date: 7/1/2020 **Deed Volume:** 

**Deed Page:** 

Instrument: D220165478

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



| Previous Owners                   | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------|-------------|-----------|
| SMITH DOUGLAS A;SMITH JOY L       | 4/30/2004  | D204135623     | 0000000     | 0000000   |
| MALDONADO THERESA A               | 9/23/1996  | 00125360001515 | 0012536     | 0001515   |
| LEWIS FRANK;LEWIS THERESA         | 12/18/1990 | 00101350001077 | 0010135     | 0001077   |
| PERRY HOMES                       | 9/26/1990  | 00100550002143 | 0010055     | 0002143   |
| MARY/ELIZABETH ASSOCIATES         | 7/3/1988   | 00093140000885 | 0009314     | 0000885   |
| BEARD M;BEARD MARY/ELIZABETH ASSO | 7/2/1988   | 00093140000907 | 0009314     | 0000907   |
| BEARD ELIZABETH SOWELL;BEARD MARY | 7/1/1988   | 00093140000911 | 0009314     | 0000911   |
| BEARD JAMES SOWELL;BEARD MARY     | 6/1/1988   | 00093140000889 | 0009314     | 0000889   |
| BEARD JAMES SOWELL;BEARD LARRY    | 5/28/1988  | 00093140000876 | 0009314     | 0000876   |
| VILLAGE CREEK JV                  | 9/1/1987   | 00090550000218 | 0009055     | 0000218   |
| ARLINGTON WATERWAY JV LTD         | 1/1/1986   | 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.

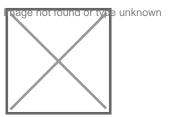
| Year | Improvement Market | Land Market | Total Market | Total Appraised+ |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$644,924          | \$115,425   | \$760,349    | \$760,349        |
| 2024 | \$644,924          | \$115,425   | \$760,349    | \$760,349        |
| 2023 | \$580,823          | \$115,425   | \$696,248    | \$696,248        |
| 2022 | \$525,665          | \$115,425   | \$641,090    | \$641,090        |
| 2021 | \$504,547          | \$102,600   | \$607,147    | \$607,147        |
| 2020 | \$373,199          | \$102,600   | \$475,799    | \$475,799        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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