



Address: [3006 WATERWAY CT](#)
City: ARLINGTON
Georeference: 45263C-1-18
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1X010A

Latitude: 32.7545435656
Longitude: -97.1565934107
TAD Map: 2102-392
MAPSCO: TAR-067Z



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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

Site Number: 06085547

Site Name: WATERWAY PARK NORTH-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,537

Percent Complete: 100%

Land Sqft^{*}: 17,334

Land Acres^{*}: 0.3979

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:

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](#)

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.

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

EXEMPTIONS / SPECIAL APPRAISAL

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Tarrant Appraisal District Property Information | PDF

- 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.