



**Address:** [3103 WESTWOOD DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-1-30  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1X010A

**Latitude:** 32.7538130946  
**Longitude:** -97.1579286873  
**TAD Map:** 2102-392  
**MAPSCO:** TAR-081D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WATERWAY PARK NORTH  
Block 1 Lot 30 & 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:** 1991

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$700,910

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

**Site Number:** 06085725

**Site Name:** WATERWAY PARK NORTH-1-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,360

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 24,933

**Land Acres<sup>\*</sup>:** 0.5723

**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:**

TEHRANI JAVAD  
TEHRANI H HAGHIGHI

**Primary Owner Address:**

3103 WESTWOOD DR  
ARLINGTON, TX 76012-2756

**Deed Date:** 1/23/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204032661](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCDOWELL H KEITH;MCDOWELL JANET	9/24/1991	00104040001215	0010404	0001215
PERRY HOMES	2/28/1991	00101860000630	0010186	0000630
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	00093140000876	0009314	0000876
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 <sup>+</sup>
2025	\$597,635	\$103,275	\$700,910	\$690,789
2024	\$597,635	\$103,275	\$700,910	\$627,990
2023	\$512,465	\$103,275	\$615,740	\$570,900
2022	\$415,725	\$103,275	\$519,000	\$519,000
2021	\$391,195	\$91,800	\$482,995	\$482,995
2020	\$391,195	\$91,800	\$482,995	\$482,995

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.