



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⁺⁺⁺: 4,360
Percent Complete: 100%
Land Sqft^{*}: 24,933
Land Acres^{*}: 0.5723
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:

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 ⁺
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.