



**Address:** [3120 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-3R1-23  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.756028178  
**Longitude:** -97.1587095808  
**TAD Map:** 2102-396  
**MAPSCO:** TAR-067Z



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 3R1 Lot 23 & PART OF CE

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$468,851

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

**Site Number:** 06392504

**Site Name:** WATERWAY PARK NORTH-3R1-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,743

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

CHOWDHURY MRIDUL  
INCHASSI PAMELA

**Primary Owner Address:**

3120 WATERSIDE DR  
ARLINGTON, TX 76012

**Deed Date:** 6/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216124324](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUGO ALFREDO;LUGO ROSANNA LUGO	7/25/2011	<a href="#">D211180586</a>	0000000	0000000
HAMILTON MELONY E	11/18/2010	<a href="#">D210291204</a>	0000000	0000000
CARTWRIGHT MELONY;CARTWRIGHT R L JR	9/20/1991	000000000000000	0000000	0000000
CARTWRIGHT M E HAMIL;CARTWRIGHT R L JR	7/31/1991	00103370002395	0010337	0002395
MARQUISE HOMES INC	4/15/1991	00102320002361	0010232	0002361
LOTS OF WATERWAY ASSOC	1/1/1989	000000000000000	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	\$385,726	\$83,125	\$468,851	\$460,578
2024	\$385,726	\$83,125	\$468,851	\$418,707
2023	\$413,203	\$83,125	\$496,328	\$380,643
2022	\$322,162	\$59,375	\$381,537	\$346,039
2021	\$255,206	\$59,375	\$314,581	\$314,581
2020	\$272,443	\$59,375	\$331,818	\$331,818

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.