



**Address:** [3124 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-3R1-24  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.7559978728  
**Longitude:** -97.1589726832  
**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 24 SCHOOL BOUNDARY SPLIT &  
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:** \$97,627

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

**Site Number:** 06392520

**Site Name:** WATERWAY PARK NORTH-3R1-24-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 3,064

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,932

**Land Acres<sup>\*</sup>:** 0.1591

**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:**

HALABI MARWAN  
HALABI RABAA

**Primary Owner Address:**

3124 WATERSIDE DR  
ARLINGTON, TX 76012-2125

**Deed Date:** 11/30/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212297259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARISONEK MAUREEN;BARISONEK MICHAEL J	10/28/1991	00104330000411	0010433	0000411
MARQUISE HOMES INC	7/11/1991	00103200000946	0010320	0000946
LOTS OF WATERWAY ASSOC	1/1/1989	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	\$84,327	\$13,300	\$97,627	\$95,454
2024	\$84,327	\$13,300	\$97,627	\$86,776
2023	\$90,372	\$13,300	\$103,672	\$78,887
2022	\$70,434	\$9,500	\$79,934	\$71,715
2021	\$55,695	\$9,500	\$65,195	\$65,195
2020	\$59,476	\$9,500	\$68,976	\$68,976

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.