



Address: [3142 WATERSIDE DR](#)
City: ARLINGTON
Georeference: 45263C-3R1-31
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7554472965
Longitude: -97.1601780946
TAD Map: 2102-396
MAPSCO: TAR-067Y



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 31 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

Protest Deadline Date: 5/24/2024

Site Number: 06392644

Site Name: WATERWAY PARK NORTH-3R1-31-90

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,376

Percent Complete: 100%

Land Sqft^{*}: 7,304

Land Acres^{*}: 0.1676

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:

NORMAN NICHOLAS LEO

Primary Owner Address:

3142 WATERSIDE DR
ARLINGTON, TX 76012

Deed Date: 11/12/2020

Deed Volume:

Deed Page:

Instrument: 2021-PRO00021-2

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORMAN PATRICIA H	2/11/2004	D204064202	0000000	0000000
NORMAN OSCAR L; NORMAN PATRICIA	9/3/1991	00103790000883	0010379	0000883
MCKINNEY BLDRS II LTD	6/23/1991	00102420001746	0010242	0001746
LOTS OF WATERWAY ASSOC	6/22/1991	00000000000000	0000000	0000000
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 ⁺
2025	\$289,356	\$75,644	\$365,000	\$365,000
2024	\$289,356	\$75,644	\$365,000	\$365,000
2023	\$381,147	\$75,644	\$456,791	\$367,080
2022	\$308,522	\$54,031	\$362,553	\$333,709
2021	\$249,341	\$54,031	\$303,372	\$303,372
2020	\$266,157	\$54,031	\$320,188	\$320,188

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.