



Address: [3168 WATERSIDE DR](#)
City: ARLINGTON
Georeference: 45263C-3R1-44
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7545941229
Longitude: -97.1626454552
TAD Map: 2102-392
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 44 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: 1990

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 06392687

Site Name: WATERWAY PARK NORTH-3R1-44-90

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,194

Percent Complete: 100%

Land Sqft^{*}: 12,744

Land Acres^{*}: 0.2925

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TOHO TECHNOLOGY CORPORATION

Primary Owner Address:

5068 W PLANO PKWY SUITE 277
PLANO, TX 75023

Deed Date: 6/30/2021

Deed Volume:

Deed Page:

Instrument: [D221207189](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOMITA CORPORATION	10/5/2017	D217232750		
CRUISE HOUSING CORP	4/14/2017	D217083617		
MCGAHA TROY T	10/27/2009	D209286792	0000000	0000000
SMITH ALAN R	12/19/1990	00101290001766	0010129	0001766
MARQUISE HOMES INC	10/5/1990	00100650001742	0010065	0001742
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	\$49,886	\$35,536	\$85,422	\$85,422
2024	\$49,964	\$35,536	\$85,500	\$85,500
2023	\$49,964	\$35,536	\$85,500	\$85,500
2022	\$52,981	\$25,383	\$78,364	\$78,364
2021	\$41,516	\$25,383	\$66,899	\$66,899
2020	\$44,467	\$25,383	\$69,850	\$69,850

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

There are no exemptions for this property

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.