



**Address:** [3129 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-4R1-14  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.756394518  
**Longitude:** -97.1593837471  
**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 4R1 Lot 14 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:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$388,022

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

**Site Number:** 06392709

**Site Name:** WATERWAY PARK NORTH-4R1-14-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 2,261

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,349

**Land Acres<sup>\*</sup>:** 0.2375

**Pool:** N

<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:**

WILLOUGHBY THERESA A

**Primary Owner Address:**

3129 WATERSIDE DR  
ARLINGTON, TX 76012-2137

**Deed Date:** 3/12/2001

**Deed Volume:** 0014790

**Deed Page:** 0000132

**Instrument:** 00147900000132

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WERNER JEFFREY B;WERNER KATHY F	12/15/1992	00109000001544	0010900	0001544
MARQUISE HOMES INC	9/4/1992	00107720001537	0010772	0001537
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	\$323,622	\$64,400	\$388,022	\$379,588
2024	\$323,622	\$64,400	\$388,022	\$345,080
2023	\$347,776	\$64,400	\$412,176	\$313,709
2022	\$272,128	\$46,000	\$318,128	\$285,190
2021	\$213,264	\$46,000	\$259,264	\$259,264
2020	\$227,967	\$46,000	\$273,967	\$273,967

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.