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**Address:** [3131 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-4R1-15  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.7563204977  
**Longitude:** -97.1596049788  
**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 4R1 Lot 15 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:** \$388,719

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

**Site Number:** 06392725

**Site Name:** WATERWAY PARK NORTH-4R1-15-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,797

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,232

**Land Acres<sup>\*</sup>:** 0.2808

**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:**

MICELI JOSEPH  
MICELI SHERI

**Primary Owner Address:**

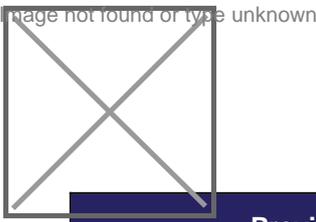
3131 WATERSIDE DR  
ARLINGTON, TX 76012

**Deed Date:** 8/8/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214171736](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIRSCH JAMES	6/15/1999	00138880000173	0013888	0000173
BACHUS KENNETH EVERETT	7/28/1995	00121500002063	0012150	0002063
BACHUS ELIZABETH;BACHUS KENNETH E	5/24/1991	00102670002360	0010267	0002360
MARQUISE HOMES INC	2/22/1991	00101820000927	0010182	0000927
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	\$321,519	\$67,200	\$388,719	\$355,775
2024	\$321,519	\$67,200	\$388,719	\$323,432
2023	\$343,207	\$67,200	\$410,407	\$294,029
2022	\$270,750	\$48,000	\$318,750	\$267,299
2021	\$194,999	\$48,000	\$242,999	\$242,999
2020	\$195,000	\$48,000	\$243,000	\$243,000

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.