



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⁺⁺⁺: 1,797

Percent Complete: 100%

Land Sqft^{*}: 12,232

Land Acres^{*}: 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 ⁺
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.