



**Address:** [3132 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-3R1-26  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.7558981935  
**Longitude:** -97.1593399824  
**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 3R1 Lot 26 & PART OF CE SCHOOL  
BOUNDARY SPLIT

**Jurisdictions:** CITY OF ARLINGTON (024)  
**Site Number:** 06393845  
**Site Name:** WATERWAY PARK NORTH 3R1 26 & PART OF CE SCHOOL BOUNDARY SPLIT  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 2,468

**State Code:** Percent Complete: 100%

**Year Built:** 1991 **Land Sqft\*:** 5,384

**Personal Property Account:** 1286

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent**

**Date:** 4/15/2025

**Notice Value:** \$362,012

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

YACIO JENNIFER ANNE  
YACIO JOHN III

**Primary Owner Address:**

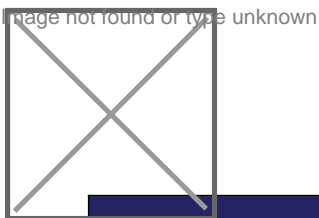
3132 WATERSIDE DR  
ARLINGTON, TX 76012

**Deed Date:** 4/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218072662](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STONE GIOVANNI J	4/1/2016	<a href="#">D216068205</a>		
ALLISON DEBORA;ALLISON RICHARD H	4/29/2005	<a href="#">D205124968</a>	0000000	0000000
HOLSTON BARBARA	1/29/1997	00126600002194	0012660	0002194
HEDGE ALAN BREWSTER	8/30/1991	00103730000350	0010373	0000350
MARQUISE HOMES INC	5/13/1991	00102580000913	0010258	0000913
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	\$291,356	\$70,656	\$362,012	\$362,012
2024	\$291,356	\$70,656	\$362,012	\$348,846
2023	\$341,548	\$70,656	\$412,204	\$317,133
2022	\$280,926	\$50,469	\$331,395	\$288,303
2021	\$211,625	\$50,469	\$262,094	\$262,094
2020	\$236,708	\$50,469	\$287,177	\$287,177

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.