



**Address:** [3154 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-3R1-37  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.7549873844  
**Longitude:** -97.1612076677  
**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 3R1LOT 37 & PART OF CE

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1990

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$400,919

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

**Site Number:** 06393918

**Site Name:** WATERWAY PARK NORTH-3R1-37

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,351

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,032

**Land Acres<sup>\*</sup>:** 0.1843

**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:**

FOLSOM RICHARD

**Primary Owner Address:**

3154 WATERSIDE DR  
ARLINGTON, TX 76012

**Deed Date:** 6/30/2014

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D214138603](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAFFORD LEROY;GAFFORD ROSEMARY	11/30/1990	00101570002343	0010157	0002343
MCKINNEY BUILDERS II LTD	8/7/1990	00100090001157	0010009	0001157
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	\$322,169	\$78,750	\$400,919	\$393,063
2024	\$322,169	\$78,750	\$400,919	\$357,330
2023	\$346,286	\$78,750	\$425,036	\$324,845
2022	\$270,891	\$56,250	\$327,141	\$295,314
2021	\$212,217	\$56,250	\$268,467	\$268,467
2020	\$228,051	\$56,250	\$284,301	\$284,301

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.