

Property Information | PDF

Account Number: 06392520

Address: 3124 WATERSIDE DR

City: ARLINGTON

Georeference: 45263C-3R1-24

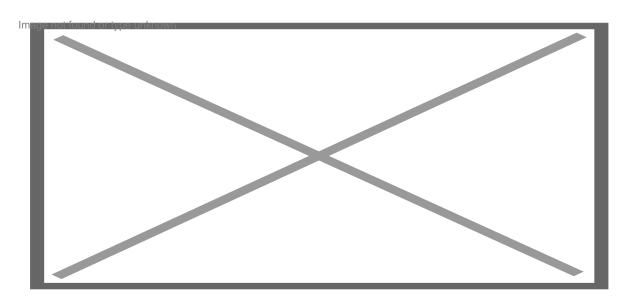
Subdivision: WATERWAY PARK NORTH

Neighborhood Code: 1B030K

**Latitude:** 32.7559978728 **Longitude:** -97.1589726832

**TAD Map:** 2102-396 **MAPSCO:** TAR-067Z





This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: WATERWAY PARK NORTH Block 3R1 Lot 24 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

**Protest Deadline Date: 5/15/2025** 

Site Number: 06392520

Site Name: WATERWAY PARK NORTH-3R1-24-90

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size+++: 3,064
Percent Complete: 100%

Land Sqft\*: 6,932 Land Acres\*: 0.1591

Pool: Y

+++ Rounded.

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



## **OWNER INFORMATION**

Current Owner:
HALABI MARWAN
HALABI RABAA
Primary Owner Address:
3124 WATERSIDE DR
ARLINGTON, TX 76012-2125

Deed Date: 11/30/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D212297259

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARISONEK MAUREEN;BARISONEK MICHAEL J	10/28/1991	00104330000411	0010433	0000411
MARQUISE HOMES INC	7/11/1991	00103200000946	0010320	0000946
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	\$0	\$0	\$0	\$0
2024	\$84,327	\$13,300	\$97,627	\$86,776
2023	\$90,372	\$13,300	\$103,672	\$78,887
2022	\$70,434	\$9,500	\$79,934	\$71,715
2021	\$55,695	\$9,500	\$65,195	\$65,195
2020	\$59,476	\$9,500	\$68,976	\$68,976

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

HOMESTEAD GENERAL 11.13(b)

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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