



Address: [3140 WATERSIDE DR](#)
City: ARLINGTON
Georeference: 45263C-3R1-30
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7555423109
Longitude: -97.1600171922
TAD Map: 2102-396
MAPSCO: TAR-067Y



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

PROPERTY DATA

Legal Description: WATERWAY PARK NORTH
Block 3R1 Lot 30 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: 1990

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/15/2025

Site Number: 06392628

Site Name: WATERWAY PARK NORTH-3R1-30-90

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 2,371

Percent Complete: 100%

Land Sqft^{*}: 6,889

Land Acres^{*}: 0.1581

Pool: N

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

KOCHER AUSTIN D
BANDY MELISSA

Primary Owner Address:

3140 WATERSIDE DR
ARLINGTON, TX 76012

Deed Date: 1/1/2016

Deed Volume:

Deed Page:

Instrument: [D216134214](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARMSTRONG MICHAEL A	8/16/2004	D204271065	0000000	0000000
ANDREW & KAY ARMSTRONG LIV TR	1/27/1993	00109330001080	0010933	0001080
HAYES JUDY;HAYES TERRY	12/20/1990	00101400001116	0010140	0001116
MCKINNEY BUILDERS II LTD	8/7/1990	00100090001189	0010009	0001189
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	\$309,012	\$49,044	\$358,056	\$329,318
2023	\$307,231	\$49,044	\$356,275	\$299,380
2022	\$240,969	\$35,031	\$276,000	\$272,164
2021	\$212,391	\$35,031	\$247,422	\$247,422
2020	\$228,239	\$35,031	\$263,270	\$263,270

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.