

Property Information | PDF

Account Number: 06392687

Address: 3168 WATERSIDE DR

City: ARLINGTON

Georeference: 45263C-3R1-44

Subdivision: WATERWAY PARK NORTH

Neighborhood Code: 1B030K

Latitude: 32.7545941229 **Longitude:** -97.1626454552

TAD Map: 2102-392 **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 44 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 Land Sqft*: 12,744
Personal Property Account: N/A Land Acres*: 0.2925

Agent: NORTH TEXAS PROPERTY TAX SERV (00855) ool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

03-26-2025 Page 1

Site Number: 06392687

Approximate Size+++: 2,194

Percent Complete: 100%

Parcels: 2

Site Name: WATERWAY PARK NORTH-3R1-44-90

Site Class: A1 - Residential - Single Family

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



OWNER INFORMATION

Current Owner:

TOHO TECHNOLOGY CORPORATION

Primary Owner Address:

5068 W PLANO PKWY SUITE 277

PLANO, TX 75023

Deed Date: 6/30/2021

Deed Volume:

Deed Page:

Instrument: D221207189

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TOMITA CORPORATION	10/5/2017	D217232750		
CRUISE HOUSING CORP	4/14/2017	D217083617		
MCGAHA TROY T	10/27/2009	D209286792	0000000	0000000
SMITH ALAN R	12/19/1990	00101290001766	0010129	0001766
MARQUISE HOMES INC	10/5/1990	00100650001742	0010065	0001742
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.

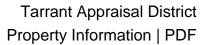
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$49,964	\$35,536	\$85,500	\$85,500
2023	\$49,964	\$35,536	\$85,500	\$85,500
2022	\$52,981	\$25,383	\$78,364	\$78,364
2021	\$41,516	\$25,383	\$66,899	\$66,899
2020	\$44,467	\$25,383	\$69,850	\$69,850

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

EXEMPTIONS / SPECIAL APPRAISAL

03-26-2025 Page 2

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





There are no exemptions for this property

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.

03-26-2025 Page 3