



**Address:** [3149 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-5R1-7  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.7555203553  
**Longitude:** -97.1609778256  
**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 5R1 Lot 7 SCHOOL BOUNDARY SPLIT &  
PART OF CE

**Jurisdictions:**

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

**State Code:** C1

**Year Built:** 1992

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06392741

**Site Name:** WATERWAY PARK NORTH-5R1-7-90

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,535

**Land Acres<sup>\*</sup>:** 0.1959

**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:**

ARRICK DENNIS

**Primary Owner Address:**

3149 WATERSIDE DR  
ARLINGTON, TX 76012

**Deed Date:** 11/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221321694](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS ROBERT CHARLES	7/16/2003	<a href="#">D203263005</a>	0016957	0000185
JONES MARILYN;JONES WESLEY	9/23/1992	00107900000486	0010790	0000486
MARQUISE HOMES INC	5/1/1992	00106300001923	0010630	0001923
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	\$0	\$0	\$0	\$0
2024	\$0	\$1,400	\$1,400	\$1,210
2023	\$0	\$1,400	\$1,400	\$1,100
2022	\$0	\$1,000	\$1,000	\$1,000
2021	\$0	\$1,000	\$1,000	\$674
2020	\$0	\$1,000	\$1,000	\$613

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.