



**Address:** [3109 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-3R1-11  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.756536478  
**Longitude:** -97.1580794248  
**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 3R1LOT 11 & 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:** 1993

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06393012

**Site Name:** WATERWAY PARK NORTH-3R1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,192

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,351

**Land Acres<sup>\*</sup>:** 0.1457

**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:**  
PHAN PHUONG MAI  
**Primary Owner Address:**  
3109 WATERSIDE DR  
ARLINGTON, TX 76012

**Deed Date:** 11/20/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224209336](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LE PHUONG MAI PHAN;LE TIEP	1/15/2006	<a href="#">D206084568</a>	0000000	0000000
LE JIMMY;LE TIEP LE	3/30/2000	00142890000428	0014289	0000428
DOOLEY HEATHER;DOOLEY JOHN G	11/13/1998	00135240000407	0013524	0000407
WARRINER CAROL L	6/3/1991	00102770000413	0010277	0000413
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	\$321,470	\$70,000	\$391,470	\$347,972
2023	\$345,511	\$70,000	\$415,511	\$316,338
2022	\$270,106	\$50,000	\$320,106	\$287,580
2021	\$211,436	\$50,000	\$261,436	\$261,436
2020	\$225,425	\$50,000	\$275,425	\$275,425

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

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.