

Account Number: 06393012

LOCATION

Address: 3109 WATERSIDE DR

City: ARLINGTON

Georeference: 45263C-3R1-11

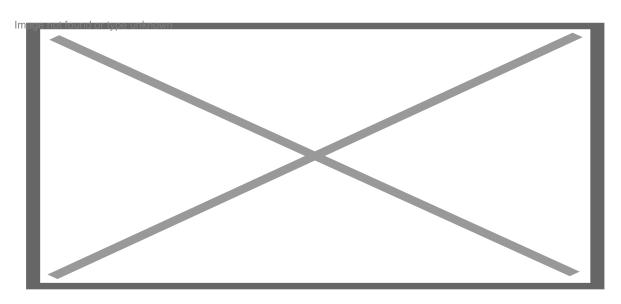
Subdivision: WATERWAY PARK NORTH

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

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

+++ Rounded.

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+++: 2,192
Percent Complete: 100%

Land Sqft*: 6,351 Land Acres*: 0.1457

Pool: N

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

OWNER INFORMATION

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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	D206084568	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*
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.

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.

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