



**Address:** [3103 WATERSIDE DR](#)  
**City:** ARLINGTON  
**Georeference:** 45263C-3R1-13  
**Subdivision:** WATERWAY PARK NORTH  
**Neighborhood Code:** 1B030K

**Latitude:** 32.7568670265  
**Longitude:** -97.1578410267  
**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 3R1 Lot 13 & 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:** 1991

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06393039

**Site Name:** WATERWAY PARK NORTH-3R1-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,076

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,269

**Land Acres<sup>\*</sup>:** 0.2816

**Pool:** Y

<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:**

RIVAS MENDIOLA CRYSTAL IVETTE

**Primary Owner Address:**

2311 OAKWOOD LN  
ARLINGTON, TX 76012-4047

**Deed Date:** 4/10/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220083356](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURNS BLAKE	8/14/2012	<a href="#">D212219625</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	2/7/2012	<a href="#">D212036763</a>	0000000	0000000
ONTIVEROUS ARTURO	10/6/2003	<a href="#">D203386228</a>	0000000	0000000
LOHMAN ROBERT C;LOHMAN SHARYN G	11/8/1991	00104400000408	0010440	0000408
MARQUISE HOMES INC	7/26/1991	00103380001276	0010338	0001276
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	\$330,688	\$70,000	\$400,688	\$400,688
2023	\$353,895	\$70,000	\$423,895	\$423,895
2022	\$276,291	\$50,000	\$326,291	\$326,291
2021	\$219,794	\$50,000	\$269,794	\$269,794
2020	\$234,489	\$50,000	\$284,489	\$284,489

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.