



Address: [3108 WATERSIDE DR](#)
City: ARLINGTON
Georeference: 45263C-3R1-18
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7562893233
Longitude: -97.1577395558
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 18 & 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: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06393098

Site Name: WATERWAY PARK NORTH-3R1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,484

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

CALVIN HEATHER
CALVIN TERENCE

Primary Owner Address:

3108 WATERSIDE DR
ARLINGTON, TX 76012

Deed Date: 1/19/2017

Deed Volume:

Deed Page:

Instrument: [D217015521](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNT ALISON K	4/25/2008	D208157241	0000000	0000000
SCHALLER DUSTIN K	6/29/2001	00149920000033	0014992	0000033
SKAGGS MARIA;SKAGGS MARK C	3/17/1993	00109840001033	0010984	0001033
MARQUISE HOMES INC	10/26/1992	00108290000983	0010829	0000983
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	\$338,764	\$83,125	\$421,889	\$375,618
2023	\$364,123	\$83,125	\$447,248	\$341,471
2022	\$284,663	\$59,375	\$344,038	\$310,428
2021	\$222,832	\$59,375	\$282,207	\$282,207
2020	\$238,194	\$59,375	\$297,569	\$297,569

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.