



Address: [3112 WATERSIDE DR](#)
City: ARLINGTON
Georeference: 45263C-3R1-20
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7560725762
Longitude: -97.1580756521
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 20 & 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: 06393128
Site Name: WATERWAY PARK NORTH-3R1-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,341
Percent Complete: 100%
Land Sqft^{*}: 7,768
Land Acres^{*}: 0.1783
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:

WOODARD SONJA

Primary Owner Address:

3112 WATERSIDE DR
ARLINGTON, TX 76012-2124

Deed Date: 4/28/2020

Deed Volume:

Deed Page:

Instrument: [D220207339](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WOODARD SONJA;WOODARD WILLIAM E	12/16/1998	00135760000421	0013576	0000421
MILLER DANA L;MILLER GARY	12/31/1991	00104870000069	0010487	0000069
MARQUISE HOMES INC	12/30/1991	00104870000063	0010487	0000063
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	\$435,790	\$83,125	\$518,915	\$458,743
2023	\$407,284	\$83,125	\$490,409	\$417,039
2022	\$365,538	\$59,375	\$424,913	\$379,126
2021	\$285,285	\$59,375	\$344,660	\$344,660
2020	\$304,952	\$59,375	\$364,327	\$364,327

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.