

Account Number: 06393144

LOCATION

Address: 3116 WATERSIDE DR

City: ARLINGTON

Georeference: 45263C-3R1-22

Subdivision: WATERWAY PARK NORTH

Neighborhood Code: 1B030K

Latitude: 32.756031735 **Longitude:** -97.1585034871

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 22 & 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

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 06393144

Site Name: WATERWAY PARK NORTH-3R1-22 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,572
Percent Complete: 100%

Land Sqft*: 6,468 Land Acres*: 0.1484

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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GHAFFARI SOROUSH

Primary Owner Address:
3116 WATERSIDE DR

ARLINGTON, TX 76012

Deed Date: 7/9/2018
Deed Volume:
Deed Page:

Instrument: D218151720

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARMSTRONG CHARLES;ARMSTRONG PEGGY	12/14/2012	D213000029	0000000	0000000
LEE CHUN M;LEE LUN K YOU	10/20/2006	D206333008	0000000	0000000
MOORE HARVEY V;MOORE PEGGY J	12/17/1992	00108890001076	0010889	0001076
MOORE HARVEY VERN JR	10/28/1991	00104290002330	0010429	0002330
STERLING HOMES INC	4/4/1991	00102190001795	0010219	0001795
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$346,246	\$78,750	\$424,996	\$377,849
2023	\$372,218	\$78,750	\$450,968	\$343,499
2022	\$290,909	\$56,250	\$347,159	\$312,272
2021	\$227,634	\$56,250	\$283,884	\$283,884
2020	\$243,969	\$56,250	\$300,219	\$300,219

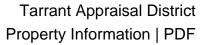
Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

• HOMESTEAD GENERAL 11.13(b)

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



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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