



**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

**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<sup>+++</sup>:** 2,572

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,468

**Land Acres<sup>\*</sup>:** 0.1484

**Pool:** N

<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:**  
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	<a href="#">D213000029</a>	0000000	0000000
LEE CHUN M;LEE LUN K YOU	10/20/2006	<a href="#">D206333008</a>	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.

+ 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.