



Address: [3110 SANDCASTLE TR](#)
City: ARLINGTON
Georeference: 45263C-4R1-5
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7569441545
Longitude: -97.1595674583
TAD Map: 2102-396
MAPSCO: TAR-067Y



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: WATERWAY PARK NORTH
Block 4R1LOT 5 & 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: 06393454

Site Name: WATERWAY PARK NORTH-4R1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,024

Percent Complete: 100%

Land Sqft^{*}: 6,448

Land Acres^{*}: 0.1480

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:

LAWAND AHMAD
AL-LAWAND AMER

Primary Owner Address:

2533 BEAU DR
MESQUITE, TX 75181

Deed Date: 3/7/2025

Deed Volume:

Deed Page:

Instrument: [D225040158](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCALLUM KAYLEE D;MCCALLUM NIKLAS TRUE	6/29/2020	D220153082		
MOLINA NANCY G	11/4/2016	D216262370		
CHOI JIN HAE	9/17/1999	00140180000086	0014018	0000086
RHODES DEXTER;RHODES JENNIFER	12/12/1994	00118220001712	0011822	0001712
MOORE CYNTHIA;MOORE HENRY M	6/22/1992	00106860001560	0010686	0001560
MARQUISE HOMES INC	1/27/1992	00105190002390	0010519	0002390
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	\$309,790	\$70,000	\$379,790	\$338,363
2023	\$332,899	\$70,000	\$402,899	\$307,603
2022	\$240,173	\$50,000	\$290,173	\$279,639
2021	\$204,217	\$50,000	\$254,217	\$254,217
2020	\$218,295	\$50,000	\$268,295	\$268,295

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.