

# Tarrant Appraisal District Property Information | PDF Account Number: 06393454

### Address: <u>3110 SANDCASTLE TR</u>

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)

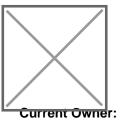
### State Code: A

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<sup>+++</sup>: 2,024 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,448 Land Acres<sup>\*</sup>: 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**



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	000000000000000	000000	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	\$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**



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### • 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.