

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 06393470

Address: 3106 SANDCASTLE TR

City: ARLINGTON

Georeference: 45263C-4R1-7

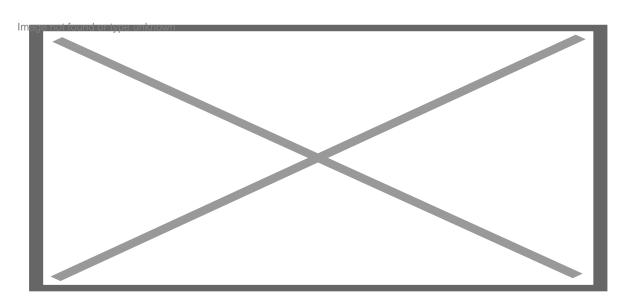
Subdivision: WATERWAY PARK NORTH

Neighborhood Code: 1B030K

**Latitude:** 32.7568908638 **Longitude:** -97.1591733057

**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 4R1LOT 7 & 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: 06393470

Site Name: WATERWAY PARK NORTH-4R1-7 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,108
Percent Complete: 100%

Land Sqft\*: 8,537 Land Acres\*: 0.1959

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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FOWLER DENNIS E

**Primary Owner Address:** 3106 SANDCASTLE TR ARLINGTON, TX 76012-2155

Deed Date: 6/22/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D206191244

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAN CLEVE MARY GRACE	3/28/1997	00127180000629	0012718	0000629
SANDERS CINDY;SANDERS GENE	4/24/1992	00106140000336	0010614	0000336
STERLING HOMES INC	4/4/1991	00102190001954	0010219	0001954
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	\$312,288	\$70,000	\$382,288	\$340,332
2023	\$335,641	\$70,000	\$405,641	\$309,393
2022	\$262,563	\$50,000	\$312,563	\$281,266
2021	\$205,696	\$50,000	\$255,696	\$255,696
2020	\$206,000	\$50,000	\$256,000	\$256,000

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

## **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.

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