



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

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

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:
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. [Tarrant County Tax Office Account Information](#).

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.

+ 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.