



Address: [3120 WATERCRESS CIR](#)
City: ARLINGTON
Georeference: 45263C-5R1-24
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7559417907
Longitude: -97.160772254
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 5R1LOT 24 & 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: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06393772

Site Name: WATERWAY PARK NORTH-5R1-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,300

Percent Complete: 100%

Land Sqft^{*}: 6,506

Land Acres^{*}: 0.1493

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

NEMRY MAZEN AL
ALRABADI LINA JAMIL

Primary Owner Address:

3120 WATERCRESS CIR
ARLINGTON, TX 76012

Deed Date: 8/16/2023

Deed Volume:

Deed Page:

Instrument: [D223148479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HINTON EVELYN ELLIS;HINTON LARRY G	5/26/2016	D216115334		
TIMMONS RYAN	2/26/2016	D216041122		
PIERSON JAMES KREIDEL;PIERSON MARK	1/13/2006	D206027359	0000000	0000000
PIERSON MARK L	11/13/2003	D203432754	0000000	0000000
DONALDSON NANCY A	12/31/1993	00113940001456	0011394	0001456
MARQUIS HOMES INC	6/1/1993	00110870001210	0011087	0001210
BEARD LARRY	12/16/1992	00109150002317	0010915	0002317
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	\$347,597	\$70,000	\$417,597	\$417,597
2023	\$357,353	\$70,000	\$427,353	\$427,353
2022	\$279,215	\$50,000	\$329,215	\$294,664
2021	\$217,876	\$50,000	\$267,876	\$267,876
2020	\$217,877	\$50,000	\$267,877	\$267,877

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.