



LOCATION

Address: [3127 WATERSIDE DR](#)
City: ARLINGTON
Georeference: 45263C-4R1-13
Subdivision: WATERWAY PARK NORTH
Neighborhood Code: 1B030K

Latitude: 32.7564680726
Longitude: -97.1591756315
TAD Map: 2102-396
MAPSCO: TAR-067Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERWAY PARK NORTH
Block 4R1LOT 13 & 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: 1995

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06393535

Site Name: WATERWAY PARK NORTH-4R1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,856

Percent Complete: 100%

Land Sqft^{*}: 11,840

Land Acres^{*}: 0.2718

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:

JOHNSON LINDA
GRAFFIUS THOMAS M

Primary Owner Address:

3127 WATERSIDE DR
ARLINGTON, TX 76012

Deed Date: 12/27/2019

Deed Volume:

Deed Page:

Instrument: [D220003411](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAFFIUS THOMAS M	1/25/2011	D211022188	0000000	0000000
ZHANG XINSONG	11/13/2008	D208452948	0000000	0000000
BANK OF NEW YORK	8/5/2008	D208314025	0000000	0000000
PIRAS VINCENT J	8/15/2005	D205251135	0000000	0000000
GIOVANNI HOMES CORP	1/22/2003	00163440000170	0016344	0000170
PIRAS VINCENT	2/27/1995	00118990000056	0011899	0000056
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	\$280,519	\$70,000	\$350,519	\$315,736
2023	\$286,823	\$70,000	\$356,823	\$287,033
2022	\$252,368	\$50,000	\$302,368	\$260,939
2021	\$187,217	\$50,000	\$237,217	\$237,217
2020	\$188,522	\$50,000	\$238,522	\$238,522

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.