

LOCATION

Address: [402 WATERTOWN LN](#)
City: ARLINGTON
Georeference: 25134-13-2
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.620883628
Longitude: -97.1088022629
TAD Map: 2120-344
MAPSCO: TAR-111N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MATLOCK ESTATES ADDITION
Block 13 Lot 2

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 07221169

Site Name: MATLOCK ESTATES ADDITION-13-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,963

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

DANG PHELICIA

Primary Owner Address:

402 WATERTOWN LN
ARLINGTON, TX 76002

Deed Date: 9/10/2018

Deed Volume:

Deed Page:

Instrument: [D218201596](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------------|------------|----------------------------|-------------|-----------|
| GILLHAM SCOTT M;GILLHAM SEOLYOUNG K | 5/15/2015 | D215102627 | | |
| DAVIS CASEY;DAVIS JENNIFER | 7/20/2007 | D207258529 | 0000000 | 0000000 |
| CRISMOND JAMES ERIC | 9/30/2006 | 00000000000000 | 0000000 | 0000000 |
| CRISMOND SHERI H | 9/13/2005 | D205272460 | 0000000 | 0000000 |
| CRISMOND J ERIC;CRISMOND SHERI | 10/14/1999 | 00140650000078 | 0014065 | 0000078 |
| MERCEDES HOMES OF TEXAS INC | 7/29/1999 | 00139450000038 | 0013945 | 0000038 |
| GEHAN HOMES LTD | 1/1/1998 | 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 | \$277,237 | \$55,000 | \$332,237 | \$332,237 |
| 2023 | \$273,277 | \$55,000 | \$328,277 | \$309,326 |
| 2022 | \$268,928 | \$40,000 | \$308,928 | \$281,205 |
| 2021 | \$215,641 | \$40,000 | \$255,641 | \$255,641 |
| 2020 | \$197,848 | \$40,000 | \$237,848 | \$237,848 |

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.