



**Address:** [417 WATERTOWN LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-12-24  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6218949677  
**Longitude:** -97.109387238  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111N



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

## PROPERTY DATA

**Legal Description:** MATLOCK ESTATES ADDITION  
Block 12 Lot 24

**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:** 07221045

**Site Name:** MATLOCK ESTATES ADDITION-12-24

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,058

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,058

**Land Acres<sup>\*</sup>:** 0.1849

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION



**Current Owner:**

REAL ESTATE PHANATICS LLC

**Primary Owner Address:**

1219 SAINT CARLOS ST  
ARLINGTON, TX 76010

**Deed Date:** 6/5/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218123084](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAI PHAN THUAN	11/17/2011	<a href="#">D211282032</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	7/6/2010	<a href="#">D210169174</a>	0000000	0000000
JONES DOTTIE;JONES ROBERT	11/30/2007	<a href="#">D207430416</a>	0000000	0000000
WATERTOWN LANE LAND TRUST	10/29/2007	<a href="#">D207398507</a>	0000000	0000000
HAMMOND FELOZIA;HAMMOND HENRI	8/11/1999	00139650000144	0013965	0000144
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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$290,000	\$55,000	\$345,000	\$345,000
2023	\$259,863	\$55,000	\$314,863	\$314,863
2022	\$251,000	\$40,000	\$291,000	\$291,000
2021	\$205,163	\$40,000	\$245,163	\$245,163
2020	\$186,983	\$40,000	\$226,983	\$226,983

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**

There are no exemptions for this property

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.