



**Address:** [405 WATERTOWN LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-12-29  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6210442404  
**Longitude:** -97.1093507809  
**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 29

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 07221126

**Site Name:** MATLOCK ESTATES ADDITION-12-29

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**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:**

DACUS LORI DIANE  
DACUS GARY DON JR

**Primary Owner Address:**

405 WATERTOWN LN  
ARLINGTON, TX 76002

**Deed Date:** 1/29/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218020022](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TELLER JACK	10/31/2017	<a href="#">D217254870</a>		
BELLAS A ALVAREZ;BELLAS ARABELLA	7/12/2007	<a href="#">D207244351</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	12/5/2006	<a href="#">D206389125</a>	0000000	0000000
VARNER KEITH WARDEN;VARNER LUTHER	11/29/2006	<a href="#">D206374159</a>	0000000	0000000
VARNER LUTHER G	10/18/2001	00152140000464	0015214	0000464
FIRST UNION NATIONAL BANK	10/16/2001	00152140000463	0015214	0000463
FAIRBANKS CAPITAL CORP	8/7/2001	00150740000501	0015074	0000501
PATTON JAMES H;PATTON JENNIFER	12/11/1998	00135680000147	0013568	0000147
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	\$303,068	\$55,000	\$358,068	\$324,997
2023	\$258,599	\$55,000	\$313,599	\$295,452
2022	\$259,863	\$40,000	\$299,863	\$268,593
2021	\$204,175	\$40,000	\$244,175	\$244,175
2020	\$186,087	\$40,000	\$226,087	\$226,087

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

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- HOMESTEAD GENERAL 11.13(b)
- DISABLED VET 100 PCT 11.131

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.