



Address: [403 WATERTOWN LN](#)
City: ARLINGTON
Georeference: 25134-12-30
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6208793158
Longitude: -97.1093512786
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 30

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: 07221134

Site Name: MATLOCK ESTATES ADDITION-12-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,376

Percent Complete: 100%

Land Sqft^{*}: 7,100

Land Acres^{*}: 0.1629

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:

FLORES JESUS M
FLORES EMELY
FLORES GLORIA

Deed Date: 5/9/2024

Deed Volume:

Deed Page:

Instrument: [D224089975](#)

Primary Owner Address:

403 WATERTOWN LN
ARLINGTON, TX 76002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLORES GLORIA;FLORES JESUS M	6/11/2003	00168580000208	0016858	0000208
BUTLER JAMES;BUTLER LINDA S	4/29/1999	00138010000149	0013801	0000149
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	\$319,965	\$55,000	\$374,965	\$339,644
2023	\$272,850	\$55,000	\$327,850	\$308,767
2022	\$274,177	\$40,000	\$314,177	\$280,697
2021	\$215,179	\$40,000	\$255,179	\$255,179
2020	\$196,011	\$40,000	\$236,011	\$236,011

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.