



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



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: CHANDLER CROUCH (11730)

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	\$277,237	\$55,000	\$332,237	\$332,237
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.