



Address: [414 WATERTOWN LN](#)
City: ARLINGTON
Georeference: 25134-13-7
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6217206603
Longitude: -97.1087968293
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 7

Jurisdictions:

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

State Code: A

Year Built: 2000

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/15/2025

Site Number: 07221223

Site Name: MATLOCK ESTATES ADDITION-13-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,462

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:
NHAN HANG THUY NGUYEN
Primary Owner Address:
414 WATERTOWN LN
ARLINGTON, TX 76002-4172

Deed Date: 9/22/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211232085](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| FEDERAL NATIONAL MORTGAGE ASSC | 3/1/2011 | D211055748 | 0000000 | 0000000 |
| DANIELS DONALD;DANIELS TRACI R | 6/7/2000 | 00143820000525 | 0014382 | 0000525 |
| 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 | \$285,395 | \$55,000 | \$340,395 | \$254,717 |
| 2023 | \$274,000 | \$55,000 | \$329,000 | \$231,561 |
| 2022 | \$170,510 | \$40,000 | \$210,510 | \$210,510 |
| 2021 | \$170,510 | \$40,000 | \$210,510 | \$210,510 |
| 2020 | \$170,510 | \$40,000 | \$210,510 | \$210,510 |

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.