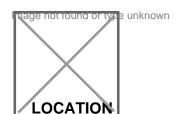


Property Information | PDF Account Number: 07221223



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

Site Number: 07221223

Approximate Size+++: 2,462

Percent Complete: 100%

Parcels: 1

Site Name: MATLOCK ESTATES ADDITION-13-7

Site Class: A1 - Residential - Single Family





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

Land Sqft*: 8,276 Personal Property Account: N/A Land Acres*: 0.1899

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988) ool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

OWNER INFORMATION

03-19-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



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.

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.

03-19-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.