



**Address:** [421 WATERTOWN LN](#)  
**City:** ARLINGTON  
**Georeference:** 25134-12-22  
**Subdivision:** MATLOCK ESTATES ADDITION  
**Neighborhood Code:** 1M020S

**Latitude:** 32.6221350674  
**Longitude:** -97.1089791961  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111N



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MATLOCK ESTATES ADDITION  
Block 12 Lot 22

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$374,965

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07221029

**Site Name:** MATLOCK ESTATES ADDITION-12-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,376

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,319

**Land Acres<sup>\*</sup>:** 0.1909

**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:**

LOPEZ KARLA REYES

**Primary Owner Address:**

421 WATERTOWN LN  
ARLINGTON, TX 76002

**Deed Date:** 12/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216295340](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STANTON GAIL;STANTON LAURENCE	9/29/2011	<a href="#">D211243217</a>	0000000	0000000
MUELLER LINDSEY M	6/10/2010	<a href="#">D210142981</a>	0000000	0000000
ROBINSON BRITT;ROBINSON KRISTA	3/29/2004	<a href="#">D204109543</a>	0000000	0000000
VIVAR CARLOS A;VIVAR SONYA D	12/28/1999	00141600000337	0014160	0000337
VIVAR CARLOS A;VIVAR CARLOS L	9/29/1999	00140410000276	0014041	0000276
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	\$225,000	\$55,000	\$280,000	\$280,000
2024	\$319,965	\$55,000	\$374,965	\$267,531
2023	\$272,850	\$55,000	\$327,850	\$243,210
2022	\$274,177	\$40,000	\$314,177	\$221,100
2021	\$161,000	\$40,000	\$201,000	\$201,000
2020	\$161,000	\$40,000	\$201,000	\$201,000

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.