



Address: [419 WATERTOWN LN](#)
City: ARLINGTON
Georeference: 25134-12-23
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6221270346
Longitude: -97.109305381
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 23

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: \$420,069

Protest Deadline Date: 5/24/2024

Site Number: 07221037

Site Name: MATLOCK ESTATES ADDITION-12-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,609

Percent Complete: 100%

Land Sqft^{*}: 14,331

Land Acres^{*}: 0.3289

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:

BEVERLY ERIC

Primary Owner Address:

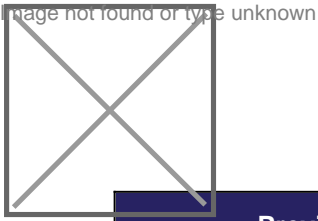
419 WATERTOWN LN
ARLINGTON, TX 76002-4171

Deed Date: 9/14/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207337708](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHY D G HOWARD;MURPHY L E	5/4/1999	00138020000162	0013802	0000162
GEHAN HOMES LTD	1/1/1998	000000000000000	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	\$365,069	\$55,000	\$420,069	\$420,069
2024	\$365,069	\$55,000	\$420,069	\$381,885
2023	\$314,192	\$55,000	\$369,192	\$347,168
2022	\$310,623	\$40,000	\$350,623	\$315,607
2021	\$246,915	\$40,000	\$286,915	\$286,915
2020	\$226,216	\$40,000	\$266,216	\$266,216

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.