



Address: [401 WATERTOWN LN](#)
City: ARLINGTON
Georeference: 25134-12-31
Subdivision: MATLOCK ESTATES ADDITION
Neighborhood Code: 1M020S

Latitude: 32.6206885786
Longitude: -97.1093609742
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 31

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: RYAN LLC (00320R)
Protest Deadline Date: 5/24/2024

Site Number: 07221142
Site Name: MATLOCK ESTATES ADDITION-12-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,058
Percent Complete: 100%
Land Sqft^{*}: 9,191
Land Acres^{*}: 0.2109
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:
FKH SFR PROPCO G LP
Primary Owner Address:
600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

Deed Date: 7/28/2021
Deed Volume:
Deed Page:
Instrument: [D221221119](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARDONES MILTON EDUARDO	6/11/2009	D209184646	0000000	0000000
CLARK VICKIE A	3/29/1999	00137480000044	0013748	0000044
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	\$255,295	\$55,000	\$310,295	\$310,295
2024	\$301,706	\$55,000	\$356,706	\$356,706
2023	\$259,863	\$55,000	\$314,863	\$314,863
2022	\$253,600	\$40,000	\$293,600	\$293,600
2021	\$205,163	\$40,000	\$245,163	\$245,163
2020	\$186,983	\$40,000	\$226,983	\$226,983

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

There are no exemptions for this property

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.