



Address: [2304 MEGAN WAY](#)
City: ARLINGTON
Georeference: 45256-1-2
Subdivision: WATERCREST ESTATES
Neighborhood Code: 1L0701

Latitude: 32.7077787676
Longitude: -97.1973988518
TAD Map: 2090-376
MAPSCO: TAR-080Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WATERCREST ESTATES Block
1 Lot 2

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$513,243

Protest Deadline Date: 5/24/2024

Site Number: 06535097

Site Name: WATERCREST ESTATES-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,510

Percent Complete: 100%

Land Sqft^{*}: 9,844

Land Acres^{*}: 0.2260

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:

KILLEN ANN JENET

Primary Owner Address:

2304 MEGAN WAY
ARLINGTON, TX 76016

Deed Date: 7/1/2018

Deed Volume:

Deed Page:

Instrument: 142-18-102784

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KILLEN ANN JENET;KILLEN DARRYL E	8/29/1994	00117150000582	0011715	0000582
DUFFY & DUFFY BUILDERS INC	9/9/1992	00107780000453	0010778	0000453
R & S DEVELOPMENT INC	1/1/1992	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	\$438,243	\$75,000	\$513,243	\$452,429
2024	\$438,243	\$75,000	\$513,243	\$411,299
2023	\$441,640	\$40,000	\$481,640	\$373,908
2022	\$299,916	\$40,000	\$339,916	\$339,916
2021	\$275,000	\$40,000	\$315,000	\$315,000
2020	\$275,000	\$40,000	\$315,000	\$315,000

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.