



Address: [2314 MEGAN WAY](#)
City: ARLINGTON
Georeference: 45256-1-6
Subdivision: WATERCREST ESTATES
Neighborhood Code: 1L0701

Latitude: 32.7068991435
Longitude: -97.1973984331
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 6

Jurisdictions:

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

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$464,275

Protest Deadline Date: 5/24/2024

Site Number: 06535135

Site Name: WATERCREST ESTATES-1-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,752

Percent Complete: 100%

Land Sqft^{*}: 9,975

Land Acres^{*}: 0.2290

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:

WALTER DAVID W
WALTER MARGARET

Primary Owner Address:

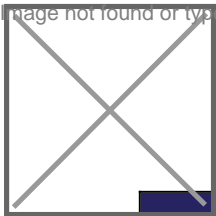
2314 MEGAN WAY
ARLINGTON, TX 76016-1167

Deed Date: 11/1/1993

Deed Volume: 0011314

Deed Page: 0000622

Instrument: 00113140000622



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|-----------------|-------------|-----------|
| DUFFY & DUFFY BUILDERS INC | 3/23/1993 | 00109960002321 | 0010996 | 0002321 |
| R & S DEVELOPMENT INC | 1/1/1992 | 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 | \$389,275 | \$75,000 | \$464,275 | \$408,631 |
| 2024 | \$389,275 | \$75,000 | \$464,275 | \$371,483 |
| 2023 | \$392,038 | \$40,000 | \$432,038 | \$337,712 |
| 2022 | \$267,011 | \$40,000 | \$307,011 | \$307,011 |
| 2021 | \$268,882 | \$40,000 | \$308,882 | \$308,882 |
| 2020 | \$270,754 | \$40,000 | \$310,754 | \$310,754 |

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.