



Address: [2320 MEGAN WAY](#)
City: ARLINGTON
Georeference: 45256-1-9
Subdivision: WATERCREST ESTATES
Neighborhood Code: 1L0701

Latitude: 32.7062225806
Longitude: -97.1972811402
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 9

Jurisdictions:

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

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$439,252

Protest Deadline Date: 5/24/2024

Site Number: 06535178

Site Name: WATERCREST ESTATES-1-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,715

Percent Complete: 100%

Land Sqft^{*}: 10,759

Land Acres^{*}: 0.2470

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:

MORALES GUILLERMO
MADRID ANA MARIA

Primary Owner Address:

2320 MEGAN WAY
ARLINGTON, TX 76016

Deed Date: 9/3/1994

Deed Volume:

Deed Page:

Instrument: [D194212797](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORALES ETAL;MORALES GUILLERMO A	9/2/1994	00117360001035	0011736	0001035
DUFFY & DUFFY BUILDERS INC	4/8/1994	00115390001891	0011539	0001891
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	\$342,289	\$75,000	\$417,289	\$390,404
2024	\$364,252	\$75,000	\$439,252	\$354,913
2023	\$383,000	\$40,000	\$423,000	\$322,648
2022	\$253,316	\$40,000	\$293,316	\$293,316
2021	\$235,000	\$40,000	\$275,000	\$275,000
2020	\$235,000	\$40,000	\$275,000	\$275,000

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.