



Address: [2319 MEGAN WAY](#)
City: ARLINGTON
Georeference: 45256-1-11
Subdivision: WATERCREST ESTATES
Neighborhood Code: 1L0701

Latitude: 32.7064032808
Longitude: -97.1967756982
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 11

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: \$476,092
Protest Deadline Date: 5/24/2024

Site Number: 06535194
Site Name: WATERCREST ESTATES-1-11
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,818
Percent Complete: 100%
Land Sqft^{*}: 11,717
Land Acres^{*}: 0.2690
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:
DO TIEN MINH
DO CRYSTAL A TRAN
Primary Owner Address:
2319 MEGAN WAY
ARLINGTON, TX 76016-1168

Deed Date: 12/1/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NA	10/6/2009	D209270384	0000000	0000000
HURT ANTHONY;HURT MICHELE S	7/14/2006	D206221623	0000000	0000000
PRYOR JACQUELINE K;PRYOR LARRY A	2/19/1993	00109560002208	0010956	0002208
DUFFY & DUFFY BUILDERS INC	9/11/1992	00107830001138	0010783	0001138
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	\$361,000	\$75,000	\$436,000	\$422,583
2024	\$401,092	\$75,000	\$476,092	\$384,166
2023	\$403,969	\$40,000	\$443,969	\$349,242
2022	\$277,493	\$40,000	\$317,493	\$317,493
2021	\$265,325	\$40,000	\$305,325	\$305,325
2020	\$265,325	\$40,000	\$305,325	\$305,325

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.