



Address: [2317 MEGAN WAY](#)
City: ARLINGTON
Georeference: 45256-1-12
Subdivision: WATERCREST ESTATES
Neighborhood Code: 1L0701

Latitude: 32.706682566
Longitude: -97.1968310479
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 12

Jurisdictions:

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

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06535208

Site Name: WATERCREST ESTATES-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,754

Percent Complete: 100%

Land Sqft^{*}: 9,626

Land Acres^{*}: 0.2210

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:

KELLEY ALLISON DONELL BAER
KELLEY CAROLINA BAER

Primary Owner Address:

2317 MEGAN WAY
ARLINGTON, TX 76016

Deed Date: 7/25/2022

Deed Volume:

Deed Page:

Instrument: [D222187848](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DERTA MICHELLE ANN	7/2/2018	D218146103		
PARISH HAROLD G;PARISH PATRICIA	12/26/2002	00168910000048	0016891	0000048
PRUDENTIAL RELOCATION INC	11/27/2002	00162960000136	0016296	0000136
BAKER JOHNA N;BAKER TAMLYN R	12/10/1997	00130110000024	0013011	0000024
GIOVANNI HOMES CORP	6/5/1997	00128000000340	0012800	0000340
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	\$391,410	\$75,000	\$466,410	\$466,410
2024	\$391,410	\$75,000	\$466,410	\$466,410
2023	\$393,342	\$40,000	\$433,342	\$433,342
2022	\$267,396	\$40,000	\$307,396	\$307,396
2021	\$268,703	\$40,000	\$308,703	\$308,703
2020	\$257,687	\$40,000	\$297,687	\$297,687

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.