



Address: [2315 MEGAN WAY](#)
City: ARLINGTON
Georeference: 45256-1-13
Subdivision: WATERCREST ESTATES
Neighborhood Code: 1L0701

Latitude: 32.7069009207
Longitude: -97.1968354574
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 13

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: \$541,719

Protest Deadline Date: 5/24/2024

Site Number: 06535216

Site Name: WATERCREST ESTATES-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,730

Percent Complete: 100%

Land Sqft^{*}: 9,801

Land Acres^{*}: 0.2250

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:

WALIA GURMINDER KAUR

Primary Owner Address:

2315 MEGAN WAY
ARLINGTON, TX 76016

Deed Date: 2/11/2019

Deed Volume:

Deed Page:

Instrument: [D220065990](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALIA BHUPINDER S;WALIA GURMINDER	12/14/1994	00118280001429	0011828	0001429
DUFFY & DUFFY BLDRS INC	10/20/1993	00112940002099	0011294	0002099
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	\$466,719	\$75,000	\$541,719	\$478,084
2024	\$466,719	\$75,000	\$541,719	\$434,622
2023	\$470,309	\$40,000	\$510,309	\$395,111
2022	\$319,192	\$40,000	\$359,192	\$359,192
2021	\$321,610	\$40,000	\$361,610	\$361,610
2020	\$324,029	\$40,000	\$364,029	\$364,029

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.