



**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<sup>+++</sup>:** 3,730

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,801

**Land Acres<sup>\*</sup>:** 0.2250

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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 <sup>+</sup>
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.