



**Address:** [2311 MEGAN WAY](#)  
**City:** ARLINGTON  
**Georeference:** 45256-1-14  
**Subdivision:** WATERCREST ESTATES  
**Neighborhood Code:** 1L0701

**Latitude:** 32.7071208195  
**Longitude:** -97.1968361223  
**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 14

**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:** OOWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06535224  
**Site Name:** WATERCREST ESTATES-1-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,282  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,801  
**Land Acres<sup>\*</sup>:** 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:**  
YU JONATHAN  
**Primary Owner Address:**  
2311 MEGAN WAY  
ARLINGTON, TX 76016

**Deed Date:** 5/8/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215097781](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHNEIDER LEE J;SCHNEIDER MARY V	12/31/1992	00109060001700	0010906	0001700
DUFFY & DUFFY BUILDERS INC	9/11/1992	00107830001124	0010783	0001124
R & S DEVELOPMENT INC	1/1/1992	0000000000000000	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	\$324,424	\$75,000	\$399,424	\$399,424
2024	\$400,390	\$75,000	\$475,390	\$475,390
2023	\$408,000	\$40,000	\$448,000	\$448,000
2022	\$283,689	\$40,000	\$323,689	\$323,689
2021	\$285,854	\$40,000	\$325,854	\$325,854
2020	\$288,020	\$40,000	\$328,020	\$328,020

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

There are no exemptions for this property

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.