



**Address:** [2309 MEGAN WAY](#)  
**City:** ARLINGTON  
**Georeference:** 45256-1-15  
**Subdivision:** WATERCREST ESTATES  
**Neighborhood Code:** 1L0701

**Latitude:** 32.7073407185  
**Longitude:** -97.1968367876  
**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 15

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$502,115

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06535232

**Site Name:** WATERCREST ESTATES-1-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,775

**Percent Complete:** 100%

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

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

**Pool:** Y

<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:**

MELENZ MIGUEL A  
MELENZ BONNIE S

**Primary Owner Address:**

2309 MEGAN WAY  
ARLINGTON, TX 76016-1168

**Deed Date:** 3/22/2001

**Deed Volume:** 0014822

**Deed Page:** 0000461

**Instrument:** 00148220000461

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER P HOLLING;MILLER TIMOTHY	9/2/1998	00134130000102	0013413	0000102
DANIEL TRADING & CONSTR CORP	9/14/1995	00121060000938	0012106	0000938
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	\$427,115	\$75,000	\$502,115	\$442,314
2024	\$427,115	\$75,000	\$502,115	\$402,104
2023	\$429,076	\$40,000	\$469,076	\$365,549
2022	\$292,317	\$40,000	\$332,317	\$332,317
2021	\$275,200	\$40,000	\$315,200	\$315,200
2020	\$275,200	\$40,000	\$315,200	\$315,200

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.