



Address: [2305 MEGAN WAY](#)
City: ARLINGTON
Georeference: 45256-1-17
Subdivision: WATERCREST ESTATES
Neighborhood Code: 1L0701

Latitude: 32.7077805167
Longitude: -97.1968381182
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 17

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: \$438,348

Protest Deadline Date: 5/24/2024

Site Number: 06535259

Site Name: WATERCREST ESTATES-1-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,518

Percent Complete: 100%

Land Sqft^{*}: 9,801

Land Acres^{*}: 0.2250

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SPRACKLEN BRADLEY K
SPRACKLEN BETH

Primary Owner Address:

2305 MEGAN WAY
ARLINGTON, TX 76016-1168

Deed Date: 8/6/1993

Deed Volume: 0011186

Deed Page: 0000953

Instrument: 00111860000953

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUFFY & DUFFY BUILDERS INC	1/13/1993	00109180001036	0010918	0001036
R & S DEVELOPMENT INC	1/1/1992	000000000000000	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	\$363,348	\$75,000	\$438,348	\$368,687
2024	\$363,348	\$75,000	\$438,348	\$335,170
2023	\$365,913	\$40,000	\$405,913	\$304,700
2022	\$237,000	\$40,000	\$277,000	\$277,000
2021	\$237,000	\$40,000	\$277,000	\$277,000
2020	\$237,709	\$39,291	\$277,000	\$277,000

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.