



**Address:** [2301 MEGAN WAY](#)  
**City:** ARLINGTON  
**Georeference:** 45256-1-19  
**Subdivision:** WATERCREST ESTATES  
**Neighborhood Code:** 1L0701

**Latitude:** 32.7082641581  
**Longitude:** -97.1968265648  
**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 19

**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:** TEXAS TAX PROTEST (05909)

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

**Notice Value:** \$423,150

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

**Site Number:** 06535275

**Site Name:** WATERCREST ESTATES-1-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,821

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,806

**Land Acres<sup>\*</sup>:** 0.2940

**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:**

JAMES MADISON AND ELIZABETH MADISON REVOCABLE TRUST

**Primary Owner Address:**

2301 MEGAN WAY  
ARLINGTON, TX 76016

**Deed Date:** 8/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222212273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MADISON ELIZABET;MADISON JAMES S	7/2/1997	00128310000349	0012831	0000349
COATS MATTHEW;COATS TRACEY	10/6/1993	00112790001024	0011279	0001024
DUFFY & DUFFY BUILDERS INC	5/27/1993	00110880001863	0011088	0001863
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	\$348,150	\$75,000	\$423,150	\$423,150
2024	\$348,150	\$75,000	\$423,150	\$365,640
2023	\$369,790	\$40,000	\$409,790	\$304,700
2022	\$237,000	\$40,000	\$277,000	\$277,000
2021	\$234,056	\$40,000	\$274,056	\$274,056
2020	\$234,056	\$40,000	\$274,056	\$274,056

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.