



Address: [4216 MERIDA AVE](#)
City: FORT WORTH
Georeference: 28090-3-6
Subdivision: NEWTON-CARB ADDITION
Neighborhood Code: 4T9300

Latitude: 32.6855535076
Longitude: -97.3557255573
TAD Map: 2042-368
MAPSCO: TAR-090F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: NEWTON-CARB ADDITION
Block 3 Lot 6

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 01867369
Site Name: NEWTON-CARB ADDITION-3-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,619
Percent Complete: 100%
Land Sqft^{*}: 10,670
Land Acres^{*}: 0.2449
Pool: N

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$481,909

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SANTILLAN JUAN
SANTILLAN M ESTELA
Primary Owner Address:
4216 MERIDA AVE
FORT WORTH, TX 76115-1006

Deed Date: 2/1/1993
Deed Volume: 0010941
Deed Page: 0001053
Instrument: 00109410001053

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS B HUNNICUTT;DAVIS GREGORY	4/28/1988	00092720000383	0009272	0000383
EDWARDS JEFFREY G	12/31/1900	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	\$436,239	\$45,670	\$481,909	\$308,596
2024	\$436,239	\$45,670	\$481,909	\$280,542
2023	\$317,113	\$45,670	\$362,783	\$255,038
2022	\$285,152	\$12,000	\$297,152	\$231,853
2021	\$198,775	\$12,000	\$210,775	\$210,775
2020	\$221,816	\$12,000	\$233,816	\$211,750

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.