



Address: [6304 MERRITT WAY CT](#)
City: ARLINGTON
Georeference: 20782M-1-13
Subdivision: HUNTER POINTE ADDITION
Neighborhood Code: 1S0201

Latitude: 32.6449633091
Longitude: -97.0675874884
TAD Map: 2132-356
MAPSCO: TAR-112B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HUNTER POINTE ADDITION
Block 1 Lot 13

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

Protest Deadline Date: 5/24/2024

Site Number: 06856268

Site Name: HUNTER POINTE ADDITION-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,588

Percent Complete: 100%

Land Sqft^{*}: 9,496

Land Acres^{*}: 0.2179

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:

KOEN PATRICIA

KOEN DILLON

Primary Owner Address:

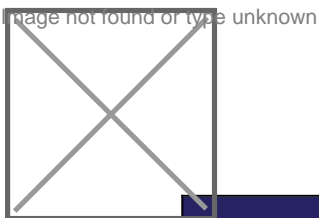
6304 MERRITT WAY
ARLINGTON, TX 76018

Deed Date: 7/18/2023

Deed Volume:

Deed Page:

Instrument: [D223127780](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHATTHA HARMIT	3/31/2023	D223055906		
Unlisted	11/8/2001	00152730000411	0015273	0000411
WALTON MARY L	12/19/1997	00130220000373	0013022	0000373
WEEKLEY HOMES LP	9/2/1997	00129020000251	0012902	0000251
NATHAN A WATSON CO	1/1/1995	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 ⁺
2025	\$309,014	\$85,464	\$394,478	\$394,478
2024	\$309,014	\$85,464	\$394,478	\$394,478
2023	\$355,522	\$50,000	\$405,522	\$322,102
2022	\$253,947	\$50,000	\$303,947	\$292,820
2021	\$229,232	\$50,000	\$279,232	\$266,200
2020	\$199,372	\$50,000	\$249,372	\$242,000

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.