



**Address:** [6310 MERRITT WAY CT](#)  
**City:** ARLINGTON  
**Georeference:** 20782M-1-15  
**Subdivision:** HUNTER POINTE ADDITION  
**Neighborhood Code:** 1S0201

**Latitude:** 32.6445698005  
**Longitude:** -97.0676485419  
**TAD Map:** 2132-352  
**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 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:** \$334,961

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

**Site Number:** 06856284

**Site Name:** HUNTER POINTE ADDITION-1-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,230

**Land Acres<sup>\*</sup>:** 0.1659

**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:**

NGUYEN THI BE

**Primary Owner Address:**

6310 MERRITT WAY CT  
ARLINGTON, TX 76018

**Deed Date:** 2/25/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225032225](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRUONG KEVIN	2/16/2024	<a href="#">D224027974</a>		
BEARDEN BRENTON;BEARDEN MAEGAN E	9/23/2011	000000000000000	0000000	0000000
BEARDEN BRENTON;BEARDEN M KUYKENDAL	8/29/2011	<a href="#">D211212016</a>	0000000	0000000
PETROCELLY HORATIO J	3/10/1998	00131240000087	0013124	0000087
WEEKLEY HOMES LP	9/5/1997	00129090000340	0012909	0000340
NATHAN A WATSON CO	1/1/1995	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 <sup>+</sup>
2025	\$269,891	\$65,070	\$334,961	\$334,961
2024	\$269,891	\$65,070	\$334,961	\$334,961
2023	\$310,013	\$50,000	\$360,013	\$292,464
2022	\$222,258	\$50,000	\$272,258	\$265,876
2021	\$200,881	\$50,000	\$250,881	\$241,705
2020	\$169,732	\$50,000	\$219,732	\$219,732

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.