



Address: [2214 MERRITT WAY](#)
City: ARLINGTON
Georeference: 20782M-2-15
Subdivision: HUNTER POINTE ADDITION
Neighborhood Code: 1S0201

Latitude: 32.6447293124
Longitude: -97.0705439029
TAD Map: 2132-356
MAPSCO: TAR-112A



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 2 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: 1996

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$352,033

Protest Deadline Date: 5/24/2024

Site Number: 06856977

Site Name: HUNTER POINTE ADDITION-2-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,938

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

TRAN TAM

Primary Owner Address:

2214 MERRITT WAY
ARLINGTON, TX 76018

Deed Date: 4/18/2018

Deed Volume:

Deed Page:

Instrument: [D218088240](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOAN SANDY	3/31/2016	D216077560		
DOAN SANDY;NGUYEN JOHN T	3/31/2016	D216069343		
HUMMELL CHRISTOPHER M;HUMMELL KATHY	7/12/1996	00124380002264	0012438	0002264
WEEKLEY HOMES INC	4/1/1996	00123220001807	0012322	0001807
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	\$235,108	\$64,683	\$299,791	\$299,791
2024	\$287,350	\$64,683	\$352,033	\$342,735
2023	\$336,204	\$49,999	\$386,203	\$311,577
2022	\$233,252	\$50,000	\$283,252	\$283,252
2021	\$218,048	\$50,000	\$268,048	\$266,729
2020	\$192,481	\$50,000	\$242,481	\$242,481

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.