



Address: [2218 MERRITT WAY](#)
City: ARLINGTON
Georeference: 20782M-2-17
Subdivision: HUNTER POINTE ADDITION
Neighborhood Code: 1S0201

Latitude: 32.6448483752
Longitude: -97.0701778554
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 17

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: \$352,564

Protest Deadline Date: 5/24/2024

Site Number: 06856993

Site Name: HUNTER POINTE ADDITION-2-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,341

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

NGUYEN KY MINH
TRAN PHUONG DUY

Primary Owner Address:

2218 MERRITT WAY
ARLINGTON, TX 76018

Deed Date: 6/15/2016

Deed Volume:

Deed Page:

Instrument: [D216130541](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RYNDOCK STANLEY	5/17/2016	D216104183		
RYNDOCK STANLEY LIVING TRUST THE	11/11/2014	D214256674		
RYNDOCK STANLEY J	12/24/1997	00130350000048	0013035	0000048
SOVEREIGN TEXAS HOMES LTD	8/7/1997	00128680000347	0012868	0000347
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	\$287,881	\$64,683	\$352,564	\$352,564
2024	\$287,881	\$64,683	\$352,564	\$346,970
2023	\$331,075	\$50,000	\$381,075	\$315,427
2022	\$236,752	\$50,000	\$286,752	\$286,752
2021	\$213,805	\$50,000	\$263,805	\$263,805
2020	\$186,081	\$50,000	\$236,081	\$236,081

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.