



Address: [2224 MERRITT WAY](#)
City: ARLINGTON
Georeference: 20782M-2-20
Subdivision: HUNTER POINTE ADDITION
Neighborhood Code: 1S0201

Latitude: 32.6450281327
Longitude: -97.0696354713
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 20

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 06857027

Site Name: HUNTER POINTE ADDITION-2-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,575

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:

FAMINU CHERYL

FAMINU CHARLES

Primary Owner Address:

2224 MERRITT WAY
ARLINGTON, TX 76018-3131

Deed Date: 4/4/2001

Deed Volume: 0014818

Deed Page: 0000275

Instrument: 00148180000275

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WESTERFIELD RUSSELL;WESTERFIELD SUZA	3/12/1997	00127030000334	0012703	0000334
SOVEREIGN TEXAS HOMES LTD	10/4/1996	00125400001467	0012540	0001467
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 ⁺
2025	\$250,389	\$64,683	\$315,072	\$315,072
2024	\$250,389	\$64,683	\$315,072	\$315,072
2023	\$295,762	\$50,000	\$345,762	\$315,626
2022	\$236,933	\$50,000	\$286,933	\$286,933
2021	\$214,396	\$50,000	\$264,396	\$264,396
2020	\$197,978	\$50,000	\$247,978	\$247,978

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.