



**Address:** [2226 MERRITT WAY](#)  
**City:** ARLINGTON  
**Georeference:** 20782M-2-21  
**Subdivision:** HUNTER POINTE ADDITION  
**Neighborhood Code:** 1S0201

**Latitude:** 32.6450878936  
**Longitude:** -97.0694537857  
**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 21

**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:** None

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

**Site Number:** 06857035

**Site Name:** HUNTER POINTE ADDITION-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**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:**

RAMIREZ ANA

**Primary Owner Address:**

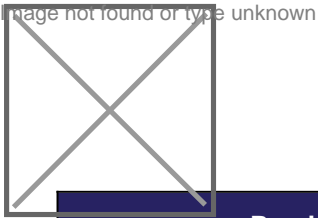
2226 MERRITT WAY  
ARLINGTON, TX 76018

**Deed Date:** 8/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221301064](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAMIREZ JOSE	8/23/2007	<a href="#">D207309856</a>	0000000	0000000
BRAZIL JACK L;BRAZIL SHAI L	1/2/2001	00146800000131	0014680	0000131
WILLIAMS DELMETRI;WILLIAMS RUDOLPH C	7/29/1996	00124570000477	0012457	0000477
SOVEREIGN TEXAS HOMES LTD	3/19/1996	00123090000811	0012309	0000811
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 <sup>+</sup>
2025	\$235,317	\$64,683	\$300,000	\$300,000
2024	\$235,317	\$64,683	\$300,000	\$300,000
2023	\$377,222	\$50,000	\$427,222	\$347,040
2022	\$268,929	\$50,000	\$318,929	\$315,491
2021	\$242,575	\$50,000	\$292,575	\$286,810
2020	\$210,736	\$50,000	\$260,736	\$260,736

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.