



Address: [2004 MERRITT WAY](#)
City: ARLINGTON
Georeference: 20782M-3-20
Subdivision: HUNTER POINTE ADDITION
Neighborhood Code: 1S0201

Latitude: 32.6436488904
Longitude: -97.0733284381
TAD Map: 2126-352
MAPSCO: TAR-112E



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 3 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: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$365,929

Protest Deadline Date: 7/12/2024

Site Number: 07171692

Site Name: HUNTER POINTE ADDITION-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,293

Percent Complete: 100%

Land Sqft^{*}: 8,537

Land Acres^{*}: 0.1959

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:

RENTERIA FRANCISCO ALEXSIS
RENTERIA MARYANN TUYET TRAN

Primary Owner Address:

2004 MERRITT WAY
ARLINGTON, TX 76018

Deed Date: 11/5/2020

Deed Volume:

Deed Page:

Instrument: [D220291105](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCOTT HEATHER M	10/19/2020	D220291104		
SCOTT HEATHER M;SCOTT RYAN M	9/12/2014	D214203721		
LE AN	2/11/2009	D209127697	0000000	0000000
LASALLE BANK NA	1/6/2009	D209006850	0000000	0000000
MANUEL REGINA MOORE;MANUEL VINCENT	1/23/2006	D206023786	0000000	0000000
CARVER & ASSOCIATES LLC	12/9/2004	D205020057	0000000	0000000
CAL MAT PROPERTIES INC	12/8/2004	D204389667	0000000	0000000
CARVER & ASSOCIATES LLC	12/7/2004	D204389669	0000000	0000000
WEEKLEY HOMES LP	11/21/2001	00153030000321	0015303	0000321
FLOYD;FLOYD JACQUIELYN	4/27/1999	00137950000208	0013795	0000208
WEEKLEY HOMES LP	1/15/1999	00136250000482	0013625	0000482
NATHAN A WATSON CO	1/1/1998	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	\$262,167	\$76,833	\$339,000	\$339,000
2024	\$289,096	\$76,833	\$365,929	\$348,212
2023	\$332,420	\$50,000	\$382,420	\$316,556
2022	\$237,778	\$50,000	\$287,778	\$287,778
2021	\$214,748	\$50,000	\$264,748	\$264,748
2020	\$186,930	\$50,000	\$236,930	\$236,930

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.