



**Address:** [1912 MERRITT WAY](#)  
**City:** ARLINGTON  
**Georeference:** 20782M-3-23  
**Subdivision:** HUNTER POINTE ADDITION  
**Neighborhood Code:** 1S0201

**Latitude:** 32.6431438217  
**Longitude:** -97.0733341893  
**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 23

**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:** \$347,262

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

**Site Number:** 07171722

**Site Name:** HUNTER POINTE ADDITION-3-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,142

**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:**

RICHARD TANYA R

**Primary Owner Address:**

1912 MERRITT WAY  
ARLINGTON, TX 76018

**Deed Date:** 3/28/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219064658](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TORRES NOAH;TORRES VIVIAN	1/24/2003	00163470000085	0016347	0000085
HOME & NOTE SOLUTIONS INC	9/19/2002	00160010000032	0016001	0000032
PH & W PARTNERS INC	9/17/2002	00160010000031	0016001	0000031
SOVEREIGN HOME CORP	9/28/2001	00151870000011	0015187	0000011
MOORE CARLA P	7/5/2000	001442300000291	0014423	0000291
SOVEREIGN TEXAS HOMES LTD	6/29/1999	001389100000359	0013891	0000359
NATHAN A WATSON CO	1/1/1998	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 <sup>+</sup>
2025	\$282,579	\$64,683	\$347,262	\$347,262
2024	\$282,579	\$64,683	\$347,262	\$341,026
2023	\$324,842	\$50,000	\$374,842	\$310,024
2022	\$232,522	\$50,000	\$282,522	\$281,840
2021	\$210,059	\$50,000	\$260,059	\$256,218
2020	\$182,925	\$50,000	\$232,925	\$232,925

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.