



**Address:** [1903 MERRITT WAY](#)  
**City:** ARLINGTON  
**Georeference:** 20782M-4-20  
**Subdivision:** HUNTER POINTE ADDITION  
**Neighborhood Code:** 1S0201

**Latitude:** 32.642454951  
**Longitude:** -97.0739348004  
**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 4 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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 07171919

**Site Name:** HUNTER POINTE ADDITION-4-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,865

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,361

**Land Acres<sup>\*</sup>:** 0.1689

**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:**

TIEN HANH

TIEN CHARLIE PHAM

**Primary Owner Address:**

5518 HYANNIS DR  
ARLINGTON, TX 76018-2344

**Deed Date:** 6/1/2005

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D205164102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	3/1/2005	<a href="#">D205062202</a>	0000000	0000000
CAIN DAVID O	11/2/2000	00146070000401	0014607	0000401
WEEKLEY HOMES LP	7/12/1999	00139220000011	0013922	0000011
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 <sup>+</sup>
2025	\$236,751	\$66,249	\$303,000	\$303,000
2024	\$236,751	\$66,249	\$303,000	\$303,000
2023	\$280,000	\$50,000	\$330,000	\$330,000
2022	\$195,000	\$50,000	\$245,000	\$245,000
2021	\$195,000	\$50,000	\$245,000	\$245,000
2020	\$158,000	\$50,000	\$208,000	\$208,000

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

There are no exemptions for this property

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.