



Address: [6307 MERRITT WAY CT](#)
City: ARLINGTON
Georeference: 20782M-1-26
Subdivision: HUNTER POINTE ADDITION
Neighborhood Code: 1S0201

Latitude: 32.6448405959
Longitude: -97.0670662379
TAD Map: 2132-356
MAPSCO: TAR-112B



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: HUNTER POINTE ADDITION
Block 1 Lot 26 50% UNDIVIDED INTEREST

Jurisdictions: CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (90)

Site Number: 06856403
Site Name: HUNTER POINTE ADDITION Block 1 Lot 26 50% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size+++: 1,756

State Code: A **Percent Complete:** 100%

Year Built: 1997 **Land Sqft*:** 7,230

Personal Property Account No.: N/A **Land Acres*:** 0.1659

Agent: None **Pool:** N

Protest Deadline

Date: 5/15/2025

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

NGUYEN TOT

Primary Owner Address:

6307 MERRITT WAY CT
ARLINGTON, TX 76018

Deed Date: 1/1/2021

Deed Volume:

Deed Page:

Instrument: [D214138748](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TOT;NGUYEN VY	6/26/2014	D214138748	0000000	0000000
DEVOS GUSTINE R	7/31/2002	00161700000364	0016170	0000364
DEVOS CHAD W;DEVOS GUSTINE R	12/16/1997	00130180000040	0013018	0000040
WEEKLEY HOMES LP	9/16/1997	00129150000126	0012915	0000126
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$124,400	\$32,535	\$156,935	\$147,489
2023	\$142,924	\$25,000	\$167,924	\$134,081
2022	\$102,488	\$25,000	\$127,488	\$121,892
2021	\$92,653	\$25,000	\$117,653	\$110,811
2020	\$161,542	\$50,000	\$211,542	\$201,475

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.