



**Address:** [2235 MERRITT WAY](#)  
**City:** ARLINGTON  
**Georeference:** 20782M-1-47  
**Subdivision:** HUNTER POINTE ADDITION  
**Neighborhood Code:** 1S0201

**Latitude:** 32.645831679  
**Longitude:** -97.0688960498  
**TAD Map:** 2132-356  
**MAPSCO:** TAR-112A



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

## PROPERTY DATA

**Legal Description:** HUNTER POINTE ADDITION  
Block 1 Lot 47

**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:** 5/15/2025

**Site Number:** 06856632

**Site Name:** HUNTER POINTE ADDITION-1-47

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

**Parcels:** 1

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

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,583

**Land Acres<sup>\*</sup>:** 0.2199

**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:**

RIVERA CECILIA

**Primary Owner Address:**

6401 CLEAR POOL DR  
ARLINGTON, TX 76018-3128

**Deed Date:** 8/10/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212132483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVERA CECILIA	5/30/2012	<a href="#">D212132483</a>	0000000	0000000
MCLAIN TODD NOLAN	11/10/2011	<a href="#">D211283696</a>	0000000	0000000
MCLAIN ASHLEY;MCLAIN TODD	3/25/2008	<a href="#">D208110807</a>	0000000	0000000
LE DUC M	9/5/2002	00159870000309	0015987	0000309
NELSON JAMES A;NELSON JANIS	5/17/1996	00123770000931	0012377	0000931
SOVEREIGN TEXAS HOMES LTD	1/16/1996	00122670001604	0012267	0001604
SOVEREIGN HOMES CORP	11/29/1995	00121940002148	0012194	0002148
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	\$245,753	\$86,247	\$332,000	\$332,000
2023	\$308,000	\$50,000	\$358,000	\$358,000
2022	\$229,145	\$50,000	\$279,145	\$279,145
2021	\$207,024	\$50,000	\$257,024	\$257,024
2020	\$180,294	\$50,000	\$230,294	\$230,294

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.