



Address: [1903 MERRITT WAY](#)
City: ARLINGTON
Georeference: 20782M-4-20
Subdivision: HUNTER POINTE ADDITION
Neighborhood Code: 1S020I

Latitude: 32.642454951
Longitude: -97.0739348004
TAD Map: 2126-352
MAPSCO: TAR-112E



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: 5/15/2025

Site Number: 07171919

Site Name: HUNTER POINTE ADDITION-4-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,865

Percent Complete: 100%

Land Sqft^{*}: 7,361

Land Acres^{*}: 0.1689

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:

TIEN HANH
TIEN CHARLIE PHAM

Primary Owner Address:

5518 HYANNIS DR
ARLINGTON, TX 76018-2344

Deed Date: 6/1/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205164102](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEUTSCHE BANK NATIONAL TR CO	3/1/2005	D205062202	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 ⁺
2025	\$0	\$0	\$0	\$0
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.