



Address: [4206 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-3-7
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6777826111
Longitude: -97.2249171083
TAD Map: 2084-364
MAPSCO: TAR-093M



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

PROPERTY DATA

Legal Description: ENCHANTED BAY ADDITION
Block 3 Lot 7

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05804078

Site Name: ENCHANTED BAY ADDITION-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,291

Percent Complete: 100%

Land Sqft^{*}: 15,219

Land Acres^{*}: 0.3493

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

ADI SAM F
ADI ZEINA

Primary Owner Address:

4206 BALBOA CT
ARLINGTON, TX 76016-4162

Deed Date: 7/28/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 00000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADI OSAMA;ADI ZEINA	10/23/2003	D203401857	0000000	0000000
LAAD PROPERTIES LTD	11/1/2002	00161480000262	0016148	0000262
MLN HOLDINGS INC	11/30/2001	00153150000410	0015315	0000410
NEW BRIGHT CORP	9/24/1985	00083180001847	0008318	0001847
ENCHANTED BAY JV	1/1/1985	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	\$634,680	\$104,500	\$739,180	\$714,369
2023	\$663,740	\$104,500	\$768,240	\$649,426
2022	\$535,777	\$104,500	\$640,277	\$590,387
2021	\$474,801	\$90,250	\$565,051	\$536,715
2020	\$397,673	\$90,250	\$487,923	\$487,923

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.