



Address: [4210 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-3-9
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6773366488
Longitude: -97.2245907579
TAD Map: 2084-364
MAPSCO: TAR-093R



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

PROPERTY DATA

Legal Description: ENCHANTED BAY ADDITION
Block 3 Lot 9

Jurisdictions:

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

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05804094

Site Name: ENCHANTED BAY ADDITION-3-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,764

Percent Complete: 100%

Land Sqft^{*}: 12,711

Land Acres^{*}: 0.2918

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:

LACY ADRIAN

Primary Owner Address:

4210 BALBOA CT
ARLINGTON, TX 76016

Deed Date: 4/7/2021

Deed Volume:

Deed Page:

Instrument: [D221095871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACY ADRIAN;VASQUEZ ALEXANDRA	4/27/2017	D217096927		
FLOYD COLUMBUS;FLOYD GWENDA	1/16/2007	D207024551	0000000	0000000
STONEWOOD HOMES INC	10/26/2005	D205341660	0000000	0000000
KPH ENTERPRISES INC	5/19/2003	00167640000151	0016764	0000151
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	\$546,097	\$104,500	\$650,597	\$557,510
2023	\$492,500	\$104,500	\$597,000	\$506,827
2022	\$428,443	\$104,500	\$532,943	\$460,752
2021	\$328,615	\$90,250	\$418,865	\$418,865
2020	\$328,615	\$90,250	\$418,865	\$418,865

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.