



Address: [4216 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-3-12
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6769240529
Longitude: -97.2239189458
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 12

Jurisdictions:

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

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 05804264

Site Name: ENCHANTED BAY ADDITION-3-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,038

Percent Complete: 100%

Land Sqft^{*}: 12,076

Land Acres^{*}: 0.2772

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:
HAMMAD MOHAMMAD F
Primary Owner Address:
4216 BALBOA CT
ARLINGTON, TX 76016

Deed Date: 3/23/2018
Deed Volume:
Deed Page:
Instrument: [D218062577](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIP CLASSIC HOMES LLC	5/13/2016	D216103481		
ZOKAIE CHEYENNE	4/13/2015	D215075133		
NGUYEN ANDY U	6/15/2006	D206185108	0000000	0000000
MKP & ASSOCIATES INC	9/29/2004	D204317354	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	\$440,000	\$110,000	\$550,000	\$532,247
2023	\$480,000	\$110,000	\$590,000	\$483,861
2022	\$405,000	\$110,000	\$515,000	\$439,874
2021	\$304,885	\$95,000	\$399,885	\$399,885
2020	\$304,885	\$95,000	\$399,885	\$399,885

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.