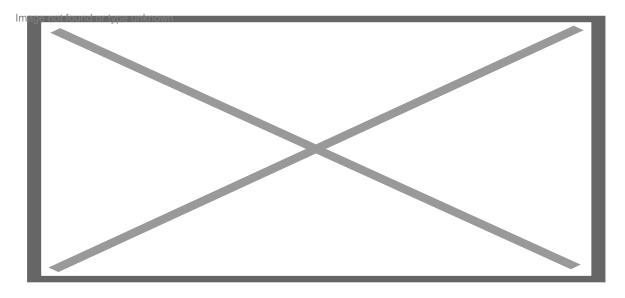


Tarrant Appraisal District Property Information | PDF Account Number: 05804442

Address: 4105 BALBOA CT

City: ARLINGTON Georeference: 12753H-5-4 Subdivision: ENCHANTED BAY ADDITION Neighborhood Code: 1L060E Latitude: 32.6787194538 Longitude: -97.2234731493 TAD Map: 2084-368 MAPSCO: TAR-093M





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

PROPERTY DATA

Legal Description: ENCHANTED BAY ADDITION Block 5 Lot 4

Jurisdictions:

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

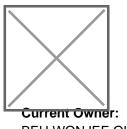
State Code: A

Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 05804442 Site Name: ENCHANTED BAY ADDITION-5-4 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 4,560 Percent Complete: 100% Land Sqft^{*}: 17,873 Land Acres^{*}: 0.4103 Pool: Y

+++ Rounded.

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

OWNER INFORMATION



BEH WONJEE OH BEH HAN ZHUANG

Primary Owner Address: 4105 BALBOA CT ARLINGTON, TX 76016 Deed Date: 8/5/2021 Deed Volume: Deed Page: Instrument: D221226280

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEHTA DEVAL;MEHTA KAJAL G	10/21/2009	D209280452	000000	0000000
PEACOCK CARRIE;PEACOCK JUSTIN K	5/28/2004	D204169788	000000	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	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$677,875	\$110,000	\$787,875	\$787,875
2023	\$678,721	\$110,000	\$788,721	\$729,936
2022	\$553,578	\$110,000	\$663,578	\$663,578
2021	\$351,900	\$95,000	\$446,900	\$446,900
2020	\$351,900	\$95,000	\$446,900	\$446,900

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.