



**Address:** [4103 BALBOA CT](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-5-5  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L060E

**Latitude:** 32.6790391662  
**Longitude:** -97.2233316956  
**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 5

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05804450

**Site Name:** ENCHANTED BAY ADDITION-5-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,994

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,875

**Land Acres<sup>\*</sup>:** 0.4103

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

SALAS LISA

**Primary Owner Address:**

4103 BALBOA CT  
ARLINGTON, TX 76016

**Deed Date:** 3/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222070568](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNIZ JANINE;MUNIZ LUIS	12/18/2017	<a href="#">D217287245</a>		
CARTUS FINANCIAL CORPORATION	12/17/2017	<a href="#">D217287243</a>		
CATHCART DONALD;CATHCART SHANNA	9/9/2011	<a href="#">D211220891</a>	0000000	0000000
STRODE MARC;STRODE SUSAN	11/29/2007	<a href="#">D207427382</a>	0000000	0000000
BECK JERALD	7/12/2006	<a href="#">D206218966</a>	0000000	0000000
MKP & ASSOCIATES INC	9/29/2004	<a href="#">D204317354</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$560,700	\$110,000	\$670,700	\$670,700
2023	\$740,000	\$110,000	\$850,000	\$850,000
2022	\$620,714	\$110,000	\$730,714	\$672,099
2021	\$549,906	\$95,000	\$644,906	\$610,999
2020	\$460,454	\$95,000	\$555,454	\$555,454

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

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- 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.