



**Address:** [4403 SPINNAKER DR](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-7-3  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L0606

**Latitude:** 32.6759638221  
**Longitude:** -97.2243021628  
**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 7 Lot 3

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1987

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05804507

**Site Name:** ENCHANTED BAY ADDITION-7-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,160

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,075

**Land Acres<sup>\*</sup>:** 0.1624

**Pool:** N

<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:**

TREECE CHARLES  
TREECE ROSALINDA

**Primary Owner Address:**

4403 SPINNAKER DR  
ARLINGTON, TX 76016

**Deed Date:** 4/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219080911](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TARPLEY JOE;TARPLEY PATRICIA	5/13/1991	00102660001048	0010266	0001048
FAIRMONT SHOPPING CENTERS INC	10/1/1989	00099220001062	0009922	0001062
NEWTON LAVADA;NEWTON STANLEY	2/3/1988	00091860001562	0009186	0001562
ANDY BUTCHARD HOMES	1/25/1988	00091860001560	0009186	0001560
MARVIN D SMITH CORP	7/21/1987	00090170000119	0009017	0000119
BRF CHILDRENS TRUST	4/15/1987	00089120002038	0008912	0002038
EXCALIBUR PROPERTIES INC	4/14/1987	00089120002009	0008912	0002009
1515 CORPORATION	6/30/1986	00085950001067	0008595	0001067
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	\$215,607	\$75,000	\$290,607	\$290,607
2023	\$260,257	\$75,000	\$335,257	\$297,859
2022	\$195,781	\$75,000	\$270,781	\$270,781
2021	\$180,591	\$75,000	\$255,591	\$255,591
2020	\$209,670	\$75,000	\$284,670	\$284,670

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.