



Address: [4006 FALCON LAKE DR](#)
City: ARLINGTON
Georeference: 12760C-P-10
Subdivision: ENCHANTED LAKE ESTATE
Neighborhood Code: 1L060T

Latitude: 32.6807754053
Longitude: -97.222249979
TAD Map: 2084-368
MAPSCO: TAR-094J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ENCHANTED LAKE ESTATE
Block P Lot 10 & PART OF COMMON AREA

Jurisdictions:

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

State Code: A

Year Built: 1982

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00856614

Site Name: ENCHANTED LAKE ESTATE-P-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,507

Percent Complete: 100%

Land Sqft^{*}: 10,680

Land Acres^{*}: 0.2451

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:

HIBBS JOHN D

HIBBS MARY G

Primary Owner Address:

4006 FALCON LAKE DR
ARLINGTON, TX 76016-4126

Deed Date: 7/18/1995

Deed Volume: 0012036

Deed Page: 0000168

Instrument: 00120360000168

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENSLEY LARRY M;HENSLEY TERRI L	2/20/1991	00102640000745	0010264	0000745
RICHARDS JUNE H;RICHARDS STEVEN	7/8/1986	00086050000818	0008605	0000818
PLETCHER NANCY J;PLETCHER PHILLIP	5/19/1984	00078340000134	0007834	0000134
BAIRD MARY L;BAIRD ROBERT E	6/8/1983	00075280001796	0007528	0001796
FARM & HOME SAV ASSN	6/1/1983	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	\$294,215	\$75,000	\$369,215	\$369,215
2024	\$294,215	\$75,000	\$369,215	\$369,215
2023	\$273,009	\$75,000	\$348,009	\$348,009
2022	\$272,631	\$75,000	\$347,631	\$347,631
2021	\$250,812	\$75,000	\$325,812	\$322,182
2020	\$228,598	\$75,000	\$303,598	\$292,893

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.