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Address: [4312 BALBOA DR](#)
City: FORT WORTH
Georeference: 45580-318-18
Subdivision: WEDGWOOD ADDITION
Neighborhood Code: 4S120D

Latitude: 32.6487728652
Longitude: -97.3866855803
TAD Map: 2030-356
MAPSCO: TAR-103B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WEDGWOOD ADDITION Block
318 Lot 18

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03368025

Site Name: WEDGWOOD ADDITION-318-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,386

Percent Complete: 100%

Land Sqft^{*}: 12,555

Land Acres^{*}: 0.2882

Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

MOLL MELANIE

Primary Owner Address:

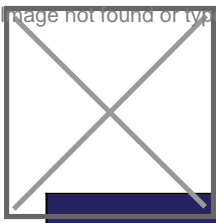
4312 BALBOA DR
FORT WORTH, TX 76133-5406

Deed Date: 12/20/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212311349](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VRANAS RICHARD A	4/6/2012	D212091755	0000000	0000000
VRANAS MELANIE;VRANAS RICHARD	6/17/1999	00138960000210	0013896	0000210
ALLEN RICHARD;ALLEN SHERI	7/2/1993	00111390001913	0011139	0001913
HENDRICKS HOLLY;HENDRICKS K SCOTT	9/1/1988	00093840000838	0009384	0000838
BUTLER PAPER COMPANY	12/31/1987	00091620000018	0009162	0000018
O'HALLORAN DONNA;O'HALLORAN MICHAEL	3/11/1987	00088980000245	0008898	0000245
SMITH ROBERT C	12/31/1900	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	\$208,161	\$45,000	\$253,161	\$253,161
2024	\$208,161	\$45,000	\$253,161	\$253,161
2023	\$198,837	\$45,000	\$243,837	\$243,837
2022	\$184,034	\$45,000	\$229,034	\$228,714
2021	\$162,922	\$45,000	\$207,922	\$207,922
2020	\$185,545	\$45,000	\$230,545	\$230,545

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.