



Address: [4104 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-3-1
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6790609597
Longitude: -97.224022656
TAD Map: 2084-368
MAPSCO: TAR-093M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ENCHANTED BAY ADDITION
Block 3 Lot 1

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

Notice Sent Date: 4/15/2025

Notice Value: \$566,663

Protest Deadline Date: 5/24/2024

Site Number: 05804000

Site Name: ENCHANTED BAY ADDITION-3-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,199

Percent Complete: 100%

Land Sqft^{*}: 12,249

Land Acres^{*}: 0.2811

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:

MONTEZ PETER PAUL
MONTEZ ANGELA RINCON

Primary Owner Address:

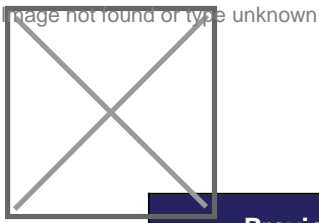
4104 BALBOA CT
ARLINGTON, TX 76016

Deed Date: 6/18/2024

Deed Volume:

Deed Page:

Instrument: [D224109488](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOSS BRIAN D;MOSS MERRI	3/29/2005	D205094560	0000000	0000000
MLN HOLDINGS INC	11/4/2004	D204350052	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 ⁺
2025	\$462,163	\$104,500	\$566,663	\$566,663
2024	\$462,163	\$104,500	\$566,663	\$547,520
2023	\$484,419	\$104,500	\$588,919	\$497,745
2022	\$393,995	\$104,500	\$498,495	\$452,495
2021	\$347,249	\$90,250	\$437,499	\$411,359
2020	\$283,713	\$90,250	\$373,963	\$373,963

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

There are no exemptions for this property

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.