



**Address:** [4106 BALBOA CT](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-3-2  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L060E

**Latitude:** 32.6788623032  
**Longitude:** -97.2242146636  
**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 2

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2003

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05804019

**Site Name:** ENCHANTED BAY ADDITION-3-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,335

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,668

**Land Acres<sup>\*</sup>:** 0.2449

**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:**

DUONG SY  
SLAIEH RANA WILLIAM

**Primary Owner Address:**

4106 BALBOA CT  
ARLINGTON, TX 76016

**Deed Date:** 10/5/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220259391](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUONG SY	10/5/2020	<a href="#">D220259390</a>		
LOHRENZ COLLEEN A;LOHRENZ TIMOTHY M	7/25/2016	<a href="#">D216167391</a>		
METSCHER KAREN N	7/20/2012	<a href="#">D212178484</a>	0000000	0000000
WESSON LINDA	5/8/2003	00167040000199	0016704	0000199
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	\$307,835	\$104,500	\$412,335	\$412,335
2024	\$384,454	\$104,500	\$488,954	\$488,954
2023	\$484,644	\$104,500	\$589,144	\$542,574
2022	\$388,749	\$104,500	\$493,249	\$493,249
2021	\$377,744	\$90,250	\$467,994	\$467,994
2020	\$317,343	\$90,250	\$407,593	\$407,593

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.