



Address: [4108 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-3-3
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6786868768
Longitude: -97.2243912402
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 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: 2006

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05804027

Site Name: ENCHANTED BAY ADDITION-3-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,528

Percent Complete: 100%

Land Sqft^{*}: 9,860

Land Acres^{*}: 0.2263

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:

GRANT EDISON FITZGERALD

GRANT BRENDA L

Primary Owner Address:

4108 BALBOA CT
ARLINGTON, TX 76016

Deed Date: 3/14/2022

Deed Volume:

Deed Page:

Instrument: [D222070944](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
POWERS PAIGE;POWERS RYAN WALLACE	9/15/2006	D206291982	0000000	0000000
RJW CONSTRUCTION CO INC	12/16/2005	D205383205	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	\$538,534	\$104,500	\$643,034	\$643,034
2024	\$538,534	\$104,500	\$643,034	\$643,034
2023	\$563,020	\$104,500	\$667,520	\$667,520
2022	\$453,466	\$104,500	\$557,966	\$463,078
2021	\$330,730	\$90,250	\$420,980	\$420,980
2020	\$330,730	\$90,250	\$420,980	\$420,980

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.