



**Address:** [4210 BALBOA CT](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-3-9  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L060E

**Latitude:** 32.6773366488  
**Longitude:** -97.2245907579  
**TAD Map:** 2084-364  
**MAPSCO:** TAR-093R



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 9

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$650,597

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

**Site Number:** 05804094

**Site Name:** ENCHANTED BAY ADDITION-3-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,764

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,711

**Land Acres<sup>\*</sup>:** 0.2918

**Pool:** N

<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:**

LACY ADRIAN

**Primary Owner Address:**

4210 BALBOA CT  
ARLINGTON, TX 76016

**Deed Date:** 4/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221095871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LACY ADRIAN;VASQUEZ ALEXANDRA	4/27/2017	<a href="#">D217096927</a>		
FLOYD COLUMBUS;FLOYD GWENDA	1/16/2007	<a href="#">D207024551</a>	0000000	0000000
STONEWOOD HOMES INC	10/26/2005	<a href="#">D205341660</a>	0000000	0000000
KPH ENTERPRISES INC	5/19/2003	00167640000151	0016764	0000151
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	\$464,131	\$104,500	\$568,631	\$568,631
2024	\$546,097	\$104,500	\$650,597	\$557,510
2023	\$492,500	\$104,500	\$597,000	\$506,827
2022	\$428,443	\$104,500	\$532,943	\$460,752
2021	\$328,615	\$90,250	\$418,865	\$418,865
2020	\$328,615	\$90,250	\$418,865	\$418,865

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.