



**Address:** [4212 BALBOA CT](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-3-10  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L060E

**Latitude:** 32.6772007623  
**Longitude:** -97.2243562992  
**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 10

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$730,000

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

**Site Number:** 05804108

**Site Name:** ENCHANTED BAY ADDITION-3-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,842

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,754

**Land Acres<sup>\*</sup>:** 0.2698

**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:**

MARKESBERY JAMES NICK  
MARKESBERY LESLEY M

**Primary Owner Address:**

4212 BALBOA CT  
ARLINGTON, TX 76016

**Deed Date:** 8/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219175421](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA RUDY M	10/3/2008	<a href="#">D208398913</a>	0000000	0000000
BANCAFFILIATED INC	8/30/2008	<a href="#">D208347707</a>	0000000	0000000
AFFILIATED BANK FSB	4/1/2008	<a href="#">D208116468</a>	0000000	0000000
ESTATE 4 INVESTMENT LLC	4/19/2006	<a href="#">D206124625</a>	0000000	0000000
MKP & ASSOCIATES INC	9/29/2004	<a href="#">D204317354</a>	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 <sup>+</sup>
2025	\$625,500	\$104,500	\$730,000	\$644,203
2024	\$625,500	\$104,500	\$730,000	\$585,639
2023	\$711,602	\$104,500	\$816,102	\$532,399
2022	\$548,924	\$104,500	\$653,424	\$483,999
2021	\$349,749	\$90,250	\$439,999	\$439,999
2020	\$349,750	\$90,250	\$440,000	\$440,000

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.