



**Address:** [4216 BALBOA CT](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-3-12  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L060E

**Latitude:** 32.6769240529  
**Longitude:** -97.2239189458  
**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 12

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2016

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$550,000

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

**Site Number:** 05804264

**Site Name:** ENCHANTED BAY ADDITION-3-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,038

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,076

**Land Acres<sup>\*</sup>:** 0.2772

**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:**

HAMMAD MOHAMMAD F

**Primary Owner Address:**

4216 BALBOA CT  
ARLINGTON, TX 76016

**Deed Date:** 3/23/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218062577](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIP CLASSIC HOMES LLC	5/13/2016	<a href="#">D216103481</a>		
ZOKAIE CHEYENNE	4/13/2015	<a href="#">D215075133</a>		
NGUYEN ANDY U	6/15/2006	<a href="#">D206185108</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	\$409,000	\$110,000	\$519,000	\$519,000
2024	\$440,000	\$110,000	\$550,000	\$532,247
2023	\$480,000	\$110,000	\$590,000	\$483,861
2022	\$405,000	\$110,000	\$515,000	\$439,874
2021	\$304,885	\$95,000	\$399,885	\$399,885
2020	\$304,885	\$95,000	\$399,885	\$399,885

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.