



Address: [4218 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-3-13
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6767562328
Longitude: -97.2237099269
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 13

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: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Notice Sent Date: 4/15/2025

Notice Value: \$709,846

Protest Deadline Date: 5/24/2024

Site Number: 05804272
Site Name: ENCHANTED BAY ADDITION-3-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,726
Percent Complete: 100%
Land Sqft^{*}: 12,143
Land Acres^{*}: 0.2787
Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BADER BASSAM
Primary Owner Address:
4218 BALBOA CT
ARLINGTON, TX 76016

Deed Date: 1/20/2020
Deed Volume:
Deed Page:
Instrument: [D220014136](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA RUDY M	10/3/2008	D208398913	0000000	0000000
BANCAFFILIATED INC	8/30/2008	D208347706	0000000	0000000
AFFILIATED BANK FSB	4/1/2008	D208116469	0000000	0000000
ESTATE 4 INVESTMENT LLC	2/22/2006	D206057345	0000000	0000000
MKP & ASSOCIATES INC	9/29/2004	D204317354	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	\$570,500	\$104,500	\$675,000	\$675,000
2024	\$605,346	\$104,500	\$709,846	\$635,250
2023	\$595,500	\$104,500	\$700,000	\$577,500
2022	\$420,500	\$104,500	\$525,000	\$525,000
2021	\$404,967	\$90,250	\$495,217	\$495,217
2020	\$200,858	\$44,142	\$245,000	\$245,000

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.