



Address: [4220 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-3-14
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6766087842
Longitude: -97.2234296247
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 14

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$655,427

Protest Deadline Date: 5/24/2024

Site Number: 05804280

Site Name: ENCHANTED BAY ADDITION-3-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,725

Percent Complete: 100%

Land Sqft^{*}: 16,273

Land Acres^{*}: 0.3735

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:

PLATT JOHN

Primary Owner Address:

4101 W GREEN OAKS BLVD STE 305-551
ARLINGTON, TX 76016-4462

Deed Date: 12/16/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208465039](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AURORA LOAN SERVICES LLC	11/6/2007	D207403374	0000000	0000000
TENG VATHANY	1/31/2006	D206037472	0000000	0000000
LIM BORN LIM;LIM PORY	8/26/2004	D204343501	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	\$545,427	\$110,000	\$655,427	\$585,640
2024	\$545,427	\$110,000	\$655,427	\$532,400
2023	\$578,588	\$110,000	\$688,588	\$484,000
2022	\$476,165	\$110,000	\$586,165	\$440,000
2021	\$305,000	\$95,000	\$400,000	\$400,000
2020	\$305,000	\$95,000	\$400,000	\$400,000

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.