



Address: [7306 TIDAL TC](#)
City: ARLINGTON
Georeference: 12753H-4-1
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6781557064
Longitude: -97.2242236052
TAD Map: 2084-368
MAPSCO: TAR-093M



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 4 Lot 1

Jurisdictions:

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

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05804299

Site Name: ENCHANTED BAY ADDITION-4-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,462

Percent Complete: 100%

Land Sqft^{*}: 13,087

Land Acres^{*}: 0.3004

Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

RICHOUBOURG ALAN
RICHOUBOURG SUMMER

Primary Owner Address:

7306 TIDAL TC
ARLINGTON, TX 76016-4165

Deed Date: 6/9/2008

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D208235980](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANDINETTI MICHAEL;GRANDINETTI RIZA	8/10/2006	D206249948	0000000	0000000
CHASTEEN DOROTHY JOE	11/9/2004	D204353967	0000000	0000000
STONEWOOD CUSTOM HOMES INC	11/8/2004	D204353966	0000000	0000000
HANSHAW KENNETH 11	1/22/2003	00164910000073	0016491	0000073
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	\$515,000	\$110,000	\$625,000	\$625,000
2024	\$560,000	\$110,000	\$670,000	\$670,000
2023	\$676,936	\$110,000	\$786,936	\$658,845
2022	\$545,341	\$110,000	\$655,341	\$598,950
2021	\$482,476	\$95,000	\$577,476	\$544,500
2020	\$400,000	\$95,000	\$495,000	\$495,000

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.