



Address: [4103 BALBOA CT](#)
City: ARLINGTON
Georeference: 12753H-5-5
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L060E

Latitude: 32.6790391662
Longitude: -97.2233316956
TAD Map: 2084-368
MAPSCO: TAR-093M



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: ENCHANTED BAY ADDITION
Block 5 Lot 5

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 05804450

Site Name: ENCHANTED BAY ADDITION-5-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,994

Percent Complete: 100%

Land Sqft^{*}: 17,875

Land Acres^{*}: 0.4103

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:

SALAS LISA

Primary Owner Address:

4103 BALBOA CT
ARLINGTON, TX 76016

Deed Date: 3/7/2022

Deed Volume:

Deed Page:

Instrument: [D222070568](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MUNIZ JANINE;MUNIZ LUIS	12/18/2017	D217287245		
CARTUS FINANCIAL CORPORATION	12/17/2017	D217287243		
CATHCART DONALD;CATHCART SHANNA	9/9/2011	D211220891	0000000	0000000
STRODE MARC;STRODE SUSAN	11/29/2007	D207427382	0000000	0000000
BECK JERALD	7/12/2006	D206218966	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	\$499,727	\$110,000	\$609,727	\$609,727
2024	\$560,700	\$110,000	\$670,700	\$670,700
2023	\$740,000	\$110,000	\$850,000	\$850,000
2022	\$620,714	\$110,000	\$730,714	\$672,099
2021	\$549,906	\$95,000	\$644,906	\$610,999
2020	\$460,454	\$95,000	\$555,454	\$555,454

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)

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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.