



**Address:** [4102 BALBOA CT](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-6-1  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L060E

**Latitude:** 32.6794115695  
**Longitude:** -97.2236763783  
**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 6 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

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

**Notice Value:** \$583,514

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

**Site Number:** 05804469

**Site Name:** ENCHANTED BAY ADDITION-6-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,307

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,238

**Land Acres<sup>\*</sup>:** 0.3727

**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:**

MONTOYA ANGELICA HERNANDEZ  
RODRIGUEZ JAIME

**Primary Owner Address:**

4102 BALBOA CT  
ARLINGTON, TX 76016

**Deed Date:** 4/8/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221165837](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ ANGELICA;RODRIGUEZ JAIME	8/16/2019	<a href="#">D220278921 CWD</a>		
SMALLS THOMAS	2/5/2014	<a href="#">D214023473</a>	0000000	0000000
SMALLS THOMAS	12/23/2010	0000000000000000	0000000	0000000
SMALLS FLORENCE EST;SMALLS THOMAS	10/6/2003	<a href="#">D203380167</a>	0017290	0000167
GIOVANNI HOMES CORP	11/19/2002	00161620000348	0016162	0000348
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	0000000000000000	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	\$445,500	\$104,500	\$550,000	\$550,000
2024	\$479,014	\$104,500	\$583,514	\$571,270
2023	\$501,809	\$104,500	\$606,309	\$519,336
2022	\$409,462	\$104,500	\$513,962	\$472,124
2021	\$361,741	\$90,250	\$451,991	\$429,204
2020	\$299,935	\$90,250	\$390,185	\$390,185

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.