



Address: [4309 ENCHANTED OAKS DR](#)
City: ARLINGTON
Georeference: 12753H-10-8
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L0606

Latitude: 32.676956611
Longitude: -97.2259219079
TAD Map: 2084-364
MAPSCO: TAR-093R



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

PROPERTY DATA

Legal Description: ENCHANTED BAY ADDITION
Block 10 Lot 8

Jurisdictions:

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

State Code: A

Year Built: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$455,000

Protest Deadline Date: 5/24/2024

Site Number: 05804965

Site Name: ENCHANTED BAY ADDITION-10-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,523

Percent Complete: 100%

Land Sqft^{*}: 9,382

Land Acres^{*}: 0.2153

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:

MONTPELIER ASSETS LLC

Primary Owner Address:

401 CONGRESS AVE 33RD FLOOR
AUSTIN, TX 78701

Deed Date: 10/30/2024

Deed Volume:

Deed Page:

Instrument: [D224196109](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALTO ASSET COMPANY 2 LLC	2/11/2020	D220061325		
SRMZ 4 ASSET COMPANY 2 LLC	2/1/2020	D220031952		
MUPR 3 ASSETS LLC	9/5/2019	D219220237		
STS ASSETS 1 LLC	4/29/2019	D219097156		
MESA VERDE ASSETS LLC	4/26/2018	D218091284		
FARAM ARTHUR DONALD	11/17/2005	D205354032	0000000	0000000
FULLERTON NICOLE	4/12/2002	00156210000356	0015621	0000356
ILYAS MOHAMMAD;ILYAS NASEEM	12/17/1999	00141630000462	0014163	0000462
BUTTS MOHAMMAD NAEEM	3/31/1998	00131740000182	0013174	0000182
ILYAS MOHAMMAD ETAL	10/2/1991	00104150000258	0010415	0000258
METROPLEX FEDERAL SAV ASSN	11/1/1988	00094200001803	0009420	0001803
DAPER INC	4/15/1987	00089120002029	0008912	0002029
EXCALIBUR PROPERTIES INC	4/14/1987	00089120002009	0008912	0002009
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	\$380,000	\$75,000	\$455,000	\$455,000
2024	\$380,000	\$75,000	\$455,000	\$455,000
2023	\$385,000	\$75,000	\$460,000	\$460,000
2022	\$335,000	\$75,000	\$410,000	\$410,000
2021	\$296,929	\$75,000	\$371,929	\$371,929
2020	\$320,191	\$75,000	\$395,191	\$395,191

Pending indicates that the property record has not yet been completed for the indicated tax year.

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EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

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.