



**Address:** [4306 ENCHANTED OAKS DR](#)  
**City:** ARLINGTON  
**Georeference:** 12753H-11-18  
**Subdivision:** ENCHANTED BAY ADDITION  
**Neighborhood Code:** 1L050B

**Latitude:** 32.6773782783  
**Longitude:** -97.2263576334  
**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 11 Lot 18

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1989

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Site Number:** 05805287

**Site Name:** ENCHANTED BAY ADDITION-11-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,656

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,574

**Land Acres<sup>\*</sup>:** 0.2197

**Pool:** Y

<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:**

CRAMER MICHAEL J

CRAMER SARA

**Primary Owner Address:**

4306 ENCHANTED OAKS DR  
ARLINGTON, TX 76016-5054

**Deed Date:** 7/23/1998

**Deed Volume:** 0013339

**Deed Page:** 0000154

**Instrument:** 00133390000154

| Previous Owners                    | Date       | Instrument     | Deed Volume | Deed Page |
|------------------------------------|------------|----------------|-------------|-----------|
| HOLCOMB RICHARD E                  | 10/24/1996 | 00125680001277 | 0012568     | 0001277   |
| WILLUMSEN JO ANN;WILLUMSEN KRAIG F | 5/17/1989  | 00096000000109 | 0009600     | 0000109   |
| MOORE BUILDERS INC                 | 12/12/1988 | 00094640000818 | 0009464     | 0000818   |
| GASKAMP CLIFFORD                   | 5/13/1988  | 00092720001007 | 0009272     | 0001007   |
| DAVIS DON                          | 9/30/1987  | 00090830002383 | 0009083     | 0002383   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$630,509          | \$142,500   | \$773,009    | \$773,009                    |
| 2024 | \$630,509          | \$142,500   | \$773,009    | \$773,009                    |
| 2023 | \$616,242          | \$142,500   | \$758,742    | \$720,328                    |
| 2022 | \$672,500          | \$142,500   | \$815,000    | \$654,844                    |
| 2021 | \$481,619          | \$142,500   | \$624,119    | \$595,313                    |
| 2020 | \$398,694          | \$142,500   | \$541,194    | \$541,194                    |

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.