



Address: [4304 ENCHANTED OAKS DR](#)
City: ARLINGTON
Georeference: 12753H-11-19
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L050B

Latitude: 32.6774846035
Longitude: -97.2261406451
TAD Map: 2084-364
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 11 Lot 19

Jurisdictions:

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

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$670,000

Protest Deadline Date: 5/24/2024

Site Number: 05805295

Site Name: ENCHANTED BAY ADDITION-11-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,764

Percent Complete: 100%

Land Sqft^{*}: 7,292

Land Acres^{*}: 0.1674

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:

NGUYEN-BUI FAMILY REVOCABLE TRUST

Primary Owner Address:

4304 ENCHANTED OAKS DR
ARLINGTON, TX 76016

Deed Date: 4/18/2018

Deed Volume:

Deed Page:

Instrument: [D218083131](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CECELIA	12/9/2016	D216288448		
VANORDER BARBARA H	7/2/2010	D210171635	0000000	0000000
VANORDER BARBARA;VANORDER DENNIS	4/28/2009	D209114283	0000000	0000000
TATONE BARBARA HURT	6/25/2003	00168750000021	0016875	0000021
TATONE BARBARA;TATONE MICHAEL A	6/15/1988	00093160001864	0009316	0001864
GUARDIAN HOMES	1/20/1988	00091790001483	0009179	0001483
BRF CHILDRENS TRUST	4/15/1987	00089120002037	0008912	0002037
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	\$414,500	\$142,500	\$557,000	\$304,920
2024	\$527,500	\$142,500	\$670,000	\$277,200
2023	\$109,500	\$142,500	\$252,000	\$252,000
2022	\$547,579	\$142,500	\$690,079	\$467,292
2021	\$346,389	\$142,500	\$488,889	\$424,811
2020	\$282,286	\$142,500	\$424,786	\$386,192

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.