



Address: [4400 ENCHANTED OAKS DR](#)
City: ARLINGTON
Georeference: 12753H-11-9R
Subdivision: ENCHANTED BAY ADDITION
Neighborhood Code: 1L050B

Latitude: 32.6760780457
Longitude: -97.227038285
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 9R

Jurisdictions:

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

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06601235

Site Name: ENCHANTED BAY ADDITION-11-9R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,131

Percent Complete: 100%

Land Sqft^{*}: 10,351

Land Acres^{*}: 0.2376

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:

MAMAZZA ARTHUR C

MAMAZZA LAURA C

Primary Owner Address:

4400 ENCHANTED OAKS DR
ARLINGTON, TX 76016

Deed Date: 8/2/2021

Deed Volume:

Deed Page:

Instrument: [D221222565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TRUONG THANH;THAMNARONG JINTANA	2/1/2021	D221035152		
HULTGEN KIM	10/23/2020	D220276741		
CHAU KEVIN	7/27/1999	00139450000318	0013945	0000318
CARTER EDWARD A;CARTER MARY T	7/7/1994	00116530000415	0011653	0000415
STONEWOOD CORP	1/1/1993	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 ⁺
2025	\$435,619	\$150,000	\$585,619	\$585,619
2024	\$547,000	\$150,000	\$697,000	\$697,000
2023	\$547,000	\$150,000	\$697,000	\$697,000
2022	\$663,000	\$150,000	\$813,000	\$813,000
2021	\$444,825	\$150,000	\$594,825	\$594,825
2020	\$320,000	\$150,000	\$470,000	\$436,448

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.