



**Address:** [4609 ENCHANTED BAY BLVD](#)  
**City:** ARLINGTON  
**Georeference:** 45259J-1-10  
**Subdivision:** WATERFRONT @ ENCHANTED BAY-ARL  
**Neighborhood Code:** 1L060D

**Latitude:** 32.6726904933  
**Longitude:** -97.2269988733  
**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:** WATERFRONT @ ENCHANTED BAY-ARL Block 1 Lot 10

**Jurisdictions:**  
CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)  
**State Code:** A  
**Year Built:** 2000  
**Personal Property Account:** N/A  
**Agent:** OCONNOR & ASSOCIATES (00436)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07349955  
**Site Name:** WATERFRONT @ ENCHANTED BAY-ARL-1-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,540  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,668  
**Land Acres<sup>\*</sup>:** 0.1989  
**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:**  
NGUYEN KIM HUONG T  
**Primary Owner Address:**  
4609 ENCHANTED BAY BLVD  
ARLINGTON, TX 76016-5331

**Deed Date:** 9/29/2000  
**Deed Volume:** 0014548  
**Deed Page:** 0000403  
**Instrument:** 00145480000403

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	5/4/2000	00143330000138	0014333	0000138
LAKE ARLINGTON VENTURE LLC	1/1/1999	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	\$309,329	\$65,000	\$374,329	\$374,329
2024	\$350,921	\$65,000	\$415,921	\$415,921
2023	\$351,000	\$65,000	\$416,000	\$379,335
2022	\$339,189	\$65,000	\$404,189	\$344,850
2021	\$259,000	\$60,000	\$319,000	\$313,500
2020	\$225,000	\$60,000	\$285,000	\$285,000

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.