



**Address:** [7811 PIRATE POINT CIR](#)  
**City:** ARLINGTON  
**Georeference:** 45259J-4-36  
**Subdivision:** WATERFRONT @ ENCHANTED BAY-ARL  
**Neighborhood Code:** 1L060D

**Latitude:** 32.6720507409  
**Longitude:** -97.2291517126  
**TAD Map:** 2078-364  
**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 4 Lot 36 .206 AC

**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

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

**Site Number:** 07350899

**Site Name:** WATERFRONT @ ENCHANTED BAY-ARL-4-36

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,107

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 91

**Land Acres<sup>\*</sup>:** 0.0020

**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:**

DINH DUY DUC

HOANG THUYTRANG M

**Primary Owner Address:**

7811 PIRATE POINT CIRCLE  
ARLINGTON, TX 76016

**Deed Date:** 2/7/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222035773](#)

| Previous Owners                | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|-----------|----------------------------|-------------|-----------|
| LASWELL AMBER;WALLER BRANDON   | 6/28/2019 | <a href="#">D219142141</a> |             |           |
| KANOUSE BILLYE J;KANOUSE KEVIN | 8/14/2012 | <a href="#">D212211238</a> | 0000000     | 0000000   |
| KANOUSE BILLYE;KANOUSE KEVIN   | 7/6/2006  | <a href="#">D206211718</a> | 0000000     | 0000000   |
| BYRD B J;BYRD BILL             | 5/29/2001 | 00149620000374             | 0014962     | 0000374   |
| GRAND HOMES 98 LP              | 8/22/2000 | 00145200000124             | 0014520     | 0000124   |
| 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 | \$344,424          | \$65,000    | \$409,424    | \$409,424                    |
| 2024 | \$344,424          | \$65,000    | \$409,424    | \$409,424                    |
| 2023 | \$367,209          | \$65,000    | \$432,209    | \$432,209                    |
| 2022 | \$316,892          | \$81,250    | \$398,142    | \$348,249                    |
| 2021 | \$252,506          | \$75,000    | \$327,506    | \$316,590                    |
| 2020 | \$212,809          | \$75,000    | \$287,809    | \$287,809                    |

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.