



**Address:** [7807 PIRATE POINT CIR](#)

**City:** ARLINGTON

**Georeference:** 45259J-4-38

**Subdivision:** WATERFRONT @ ENCHANTED BAY-ARL

**Neighborhood Code:** 1L060D

**Latitude:** 32.6724015555

**Longitude:** -97.2291766877

**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 38 .169 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:** 2000

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07350910

**Site Name:** WATERFRONT @ ENCHANTED BAY-ARL-4-38

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,851

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 57

**Land Acres<sup>\*</sup>:** 0.0013

**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 DAHN C

VAN HUONG

**Primary Owner Address:**

7807 PIRATE POINT CIR

ARLINGTON, TX 76016

**Deed Date:** 5/17/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218113022](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN D C;NGUYEN HUONG ETAL	12/7/2000	00146600000592	0014660	0000592
GRAND HOMES 98 LP	5/12/2000	00143480000217	0014348	0000217
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	\$411,533	\$65,000	\$476,533	\$476,533
2024	\$411,533	\$65,000	\$476,533	\$476,533
2023	\$439,135	\$65,000	\$504,135	\$460,076
2022	\$378,122	\$81,250	\$459,372	\$418,251
2021	\$300,054	\$93,750	\$393,804	\$380,228
2020	\$251,912	\$93,750	\$345,662	\$345,662

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.