



Image not found or type unknown

Address: [3417 BALBOA CT](#)
City: GRAPEVINE
Georeference: 23329-2-16
Subdivision: LAKEVIEW ESTATES - GV
Neighborhood Code: 3S100C

Latitude: 32.9791399627
Longitude: -97.1242089123
TAD Map: 2114-476
MAPSCO: TAR-012Q



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKEVIEW ESTATES - GV
Block 2 Lot 16

Jurisdictions:

- CITY OF GRAPEVINE (011)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CARROLL ISD (919)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$890,000

Protest Deadline Date: 5/15/2025

Site Number: 40221334

Site Name: LAKEVIEW ESTATES - GV-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,834

Percent Complete: 100%

Land Sqft^{*}: 11,568

Land Acres^{*}: 0.2655

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:

MCFADDEN TERRY

Primary Owner Address:

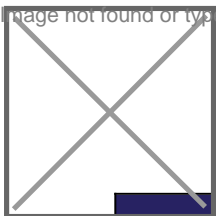
3417 BALBOA CT
GRAPEVINE, TX 76092

Deed Date: 10/27/2017

Deed Volume:

Deed Page:

Instrument: [D217250554](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUFFET MICHAEL W	6/6/2017	D217136773		
MCGUIRE JAMES F	8/25/2004	D204305504	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	2/12/2004	D204057192	0000000	0000000
FOUR PEAKS INVESTORS I LTD	1/1/2003	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	\$690,800	\$199,200	\$890,000	\$888,753
2024	\$690,800	\$199,200	\$890,000	\$807,957
2023	\$623,969	\$199,200	\$823,169	\$734,506
2022	\$640,528	\$132,800	\$773,328	\$667,733
2021	\$480,000	\$132,800	\$612,799	\$607,030
2020	\$445,534	\$119,520	\$565,054	\$551,845

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.