



## LOCATION

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**Address:** [3416 BALBOA CT](#)

**City:** GRAPEVINE

**Georeference:** 23329-2-14

**Subdivision:** LAKEVIEW ESTATES - GV

**Neighborhood Code:** 3S100C

**Latitude:** 32.9794627243

**Longitude:** -97.1239165875

**TAD Map:** 2114-476

**MAPSCO:** TAR-012R



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** LAKEVIEW ESTATES - GV  
Block 2 Lot 14

**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

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40221318

**Site Name:** LAKEVIEW ESTATES - GV-2-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,865

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,160

**Land Acres<sup>\*</sup>:** 0.1873

**Pool:** Y

<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

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**Current Owner:**

KNOUS ROBERT L

KNOUS BRANDY GAUNT

**Primary Owner Address:**

3416 BALBOA CT

SOUTHLAKE, TX 76092-3215

**Deed Date:** 6/20/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208285257](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOMASZEK TIM	2/22/2005	<a href="#">D205053764</a>	0000000	0000000
MERCEDES HOMES OF TEXAS LTD	3/24/2003	00165320000383	0016532	0000383
FOUR PEAKS INVESTORS I LTD	1/1/2003	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$620,506	\$140,475	\$760,981	\$646,425
2023	\$447,184	\$140,475	\$587,659	\$587,659
2022	\$491,241	\$93,650	\$584,891	\$565,481
2021	\$420,424	\$93,650	\$514,074	\$514,074
2020	\$403,886	\$84,285	\$488,171	\$488,171

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.