



Address: [2312 BALSAM DR # A104](#)
City: ARLINGTON
Georeference: 957C
Subdivision: ARLINGTON OAKS CONDOMINIUM
Neighborhood Code: A1N010E

Latitude: 32.7729607734
Longitude: -97.0679250652
TAD Map: 2132-400
MAPSCO: TAR-070N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ARLINGTON OAKS
CONDOMINIUM Block A Lot 104 & .00172414 OF
COMMON AREA

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$115,849

Protest Deadline Date: 5/24/2024

Site Number: 04609603

Site Name: ARLINGTON OAKS CONDOMINIUM-A-104

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 551

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ALVARENGA MARGARET

Primary Owner Address:

2312 BALSAM DR APT A104
ARLINGTON, TX 76006-5909

Deed Date: 8/18/2003

Deed Volume: 0017108

Deed Page: 0000098

Instrument: [D203314688](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANSTROM MARK W	8/29/1994	00117100002026	0011710	0002026
POWELL MICHAEL	12/31/1900	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	\$95,849	\$20,000	\$115,849	\$80,925
2024	\$95,849	\$20,000	\$115,849	\$73,568
2023	\$86,035	\$20,000	\$106,035	\$66,880
2022	\$77,990	\$8,000	\$85,990	\$60,800
2021	\$72,092	\$8,000	\$80,092	\$55,273
2020	\$66,084	\$8,000	\$74,084	\$50,248

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.