

**Current Owner:** ALVARENGA MARGARET

**OWNER INFORMATION** 

**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

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

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<sup>\*</sup>: 0 Land Acres\*: 0.0000 Pool: N

**PROPERTY DATA** 

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

CITY OF ARLINGTON (024)

Personal Property Account: N/A

Protest Deadline Date: 5/24/2024

Notice Sent Date: 4/15/2025 Notice Value: \$115,849

**TARRANT COUNTY (220)** 

ARLINGTON ISD (901)

Legal Description: ARLINGTON OAKS

**TARRANT COUNTY HOSPITAL (224)** 

TARRANT COUNTY COLLEGE (225)

CONDOMINIUM Block A Lot 104 & .00172414 OF

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COMMON AREA Jurisdictions:

State Code: A

Agent: None

+++ Rounded.

Year Built: 1980

Georeference: 957C

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



**Tarrant Appraisal District** 

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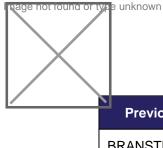
LOCATION

## Address: 2312 BALSAM DR # A104

**City: ARLINGTON** Subdivision: ARLINGTON OAKS CONDOMINIUM Neighborhood Code: A1N010E

07-21-2025

Tarrant Appraisal District Property Information | PDF



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANSTROM MARK W	8/29/1994	00117100002026	0011710	0002026
POWELL MICHAEL	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

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.