



**Address:** [2312 BALSAM DR # A201](#)  
**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 201 & .00242192 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:** \$163,359

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

**Site Number:** 04609727

**Site Name:** ARLINGTON OAKS CONDOMINIUM-A-201

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 774

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

ALFARO BRISEIDA CAROLINA

**Primary Owner Address:**

2312 BALSAM DR A201  
ARLINGTON, TX 76006

**Deed Date:** 12/21/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222293005](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALIPOUR ARRON	2/12/2018	<a href="#">D218032750</a>		
PARKER LEANNE	5/29/2008	<a href="#">D208205285</a>	0000000	0000000
COTTON PAUL M	2/27/2008	<a href="#">D208073395</a>	0000000	0000000
REAGAN DUFFY RANDOLPH	8/11/1997	00128710000136	0012871	0000136
MCDEAVITT PAUL JR	5/17/1988	00092880000468	0009288	0000468
AMERICAN SAVINGS & LOAN ASSN	2/3/1987	00088430000934	0008843	0000934
DEPWEG ADAM	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 <sup>+</sup>
2025	\$143,359	\$20,000	\$163,359	\$163,351
2024	\$143,359	\$20,000	\$163,359	\$148,501
2023	\$115,001	\$20,000	\$135,001	\$135,001
2022	\$105,113	\$8,000	\$113,113	\$113,113
2021	\$106,702	\$8,000	\$114,702	\$109,669
2020	\$92,714	\$8,000	\$100,714	\$99,699

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.