



**Address:** [2311 BALSAM DR # H214](#)  
**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 H Lot 214 & .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:** 1981  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$140,487  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 04856236  
**Site Name:** ARLINGTON OAKS CONDOMINIUM-H-214  
**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:**  
NGUKU MICHAEL  
**Primary Owner Address:**  
2311 BALSAM DR APT H214  
ARLINGTON, TX 76006

**Deed Date:** 5/6/2003  
**Deed Volume:** 0016735  
**Deed Page:** 0000029  
**Instrument:** 00167350000029

| Previous Owners     | Date       | Instrument      | Deed Volume | Deed Page |
|---------------------|------------|-----------------|-------------|-----------|
| MCFARLAND RICHARD E | 3/1/1984   | 00077580001120  | 0007758     | 0001120   |
| U S HOME CORP       | 12/31/1900 | 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 | \$120,487          | \$20,000    | \$140,487    | \$101,417                    |
| 2024 | \$120,487          | \$20,000    | \$140,487    | \$92,197                     |
| 2023 | \$108,142          | \$20,000    | \$128,142    | \$83,815                     |
| 2022 | \$98,024           | \$8,000     | \$106,024    | \$76,195                     |
| 2021 | \$90,603           | \$8,000     | \$98,603     | \$69,268                     |
| 2020 | \$83,048           | \$8,000     | \$91,048     | \$62,971                     |

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.