

## LOCATION

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**Address:** [2312 BALSAM DR # A111](#)

**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

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**Legal Description:** ARLINGTON OAKS  
CONDOMINIUM Block A Lot 111 & .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

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

**Site Number:** 04609689

**Site Name:** ARLINGTON OAKS CONDOMINIUM-A-111

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 551

**Percent Complete:** 100%

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

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

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**Current Owner:**

ARANDA LARRY

**Primary Owner Address:**

PO BOX 610152

DALLAS, TX 75261

**Deed Date:** 6/10/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210140364](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERGMANN ROGER DEAN	3/26/1986	00084970001942	0008497	0001942
U S HOME FINANCE CORP	3/11/1985	00081140002285	0008114	0002285
SMITH HARRIET KATHLEEN	2/2/1984	00077330002105	0007733	0002105
SMITH TERRY	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	\$0	\$0	\$0	\$0
2024	\$79,000	\$20,000	\$99,000	\$99,000
2023	\$83,009	\$20,000	\$103,009	\$103,009
2022	\$59,000	\$8,000	\$67,000	\$67,000
2021	\$59,000	\$8,000	\$67,000	\$67,000
2020	\$62,000	\$8,000	\$70,000	\$70,000

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

There are no exemptions for this property

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.