



## LOCATION

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**Address:** [2307 BALSAM DR # L204](#)

**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 L Lot 204 & .00279742 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:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05010950

**Site Name:** ARLINGTON OAKS CONDOMINIUM-L-204

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 894

**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

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**Current Owner:**

HILL JAMES W

**Primary Owner Address:**

2307 BALSAM DR UNIT L-204  
ARLINGTON, TX 76006-5982

**Deed Date:** 12/22/2000

**Deed Volume:** 0014669

**Deed Page:** 0000118

**Instrument:** 00146690000118

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATTON ROBERT E	10/21/1993	00112970001309	0011297	0001309
PATTON REBECCA;PATTON ROBERT L	11/14/1990	00101080002189	0010108	0002189
SECRETARY OF HUD	10/7/1987	00091110001673	0009111	0001673
SHEARSON LEHMAN MORTGAGE CORP	10/6/1987	00090980001753	0009098	0001753
ARRINGTON JEAN MITCHELL	8/30/1985	00082940001342	0008294	0001342
ARRINGTON JEAN;ARRINGTON WILLIAM III	7/8/1983	00075530002263	0007553	0002263
U S HOME CORP	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	\$134,514	\$20,000	\$154,514	\$154,514
2023	\$120,715	\$20,000	\$140,715	\$140,715
2022	\$109,404	\$8,000	\$117,404	\$117,404
2021	\$101,110	\$8,000	\$109,110	\$109,110
2020	\$92,665	\$8,000	\$100,665	\$100,665

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.