



LOCATION

Address: [304 BALCONES DR](#)
City: FORT WORTH
Georeference: 38600H-2-17
Subdivision: SILVER RIDGE ADDITION
Neighborhood Code: 2W300S

Latitude: 32.7613546253
Longitude: -97.5119143211
TAD Map: 1994-396
MAPSCO: TAR-058S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SILVER RIDGE ADDITION Block
2 Lot 17

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
WHITE SETTLEMENT ISD (920)

Site Number: 800023864
Site Name: SILVER RIDGE ADDITION 2 17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,712
Percent Complete: 100%
Land Sqft^{*}: 6,969
Land Acres^{*}: 0.1600
Pool: N

State Code: A

Year Built: 2018

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BOYKIN CONNER D
BOYKIN LUTHER D JR
Primary Owner Address:
304 BALCONES DR
FORT WORTH, TX 76108

Deed Date: 7/30/2020
Deed Volume:
Deed Page:
Instrument: [D220185376](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLINE MICHELLE;KLINE MITCHELL NICK	1/31/2019	D219024210		
IH OPERATIONS LLC	1/23/2019	D219015443		
IMPRESSION HOMES LLC	10/12/2018	D218233913		

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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$280,133	\$55,000	\$335,133	\$312,762
2023	\$270,863	\$55,000	\$325,863	\$284,329
2022	\$229,526	\$55,000	\$284,526	\$258,481
2021	\$189,983	\$45,000	\$234,983	\$234,983
2020	\$190,460	\$45,000	\$235,460	\$235,460

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.