



Address: [7240 DECOY LN](#)
City: FORT WORTH
Georeference: 24669-7-18
Subdivision: MALLARD COVE
Neighborhood Code: 1B200J

Latitude: 32.785297263
Longitude: -97.1983859621
TAD Map: 2090-404
MAPSCO: TAR-066L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MALLARD COVE Block 7 Lot 18
66.67% UNDIVIDED INTEREST

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 40354830

Site Name: MALLARD COVE 7 18 66.67% UNDIVIDED INTEREST

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,288

State Code: A

Percent Complete: 100%

Year Built: 2005

Land Sqft^{*}: 5,500

Personal Property Account: N/A

Land Acres^{*}: 0.1262

Agent: None

Pool: N

Notice Sent Date: 5/1/2025

Notice Value: \$185,112

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NIMRI SHASHAN A EL

Primary Owner Address:

7240 DECOY LN
FORT WORTH, TX 76120

Deed Date: 6/23/2018

Deed Volume:

Deed Page:

Instrument: [D218180714](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NEMRI HIND SHASHAN;NIMRI SHASHAN A EL	10/18/2017	D217243094		
NEMRI HIND SHASHAN;NIMRI LAURENCE SHASHAN AL;NIMRI SHASHAN A EL	10/17/2017	D217243094		
ULASKY VANCE	10/21/2005	D205323926	0000000	0000000
CHOICE HOMES INC	7/12/2005	D205200817	0000000	0000000
MALLARD COVE LP	1/1/2003	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 ⁺
2025	\$151,777	\$33,335	\$185,112	\$182,054
2024	\$151,777	\$33,335	\$185,112	\$165,504
2023	\$151,031	\$33,335	\$184,366	\$150,458
2022	\$118,342	\$26,668	\$145,010	\$136,780
2021	\$97,677	\$26,668	\$124,345	\$124,345
2020	\$91,194	\$26,668	\$117,862	\$117,862

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.