



Address: [7247 KENTISH DR](#)
City: FORT WORTH
Georeference: 37307-1-10
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8714282261
Longitude: -97.3092551987
TAD Map: 2054-436
MAPSCO: TAR-035U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANDSHELL HEIGHTS
ADDITION Block 1 Lot 10

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40707458

Site Name: SANDSHELL HEIGHTS ADDITION-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,803

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

NGUYEN KATY

Primary Owner Address:

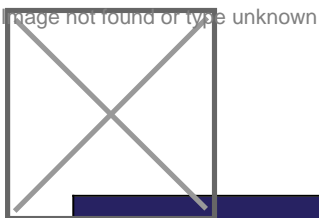
1700 SWAYBACK LN
MANSFIELD, TX 76063

Deed Date: 11/16/2015

Deed Volume:

Deed Page:

Instrument: [D215257934](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAICEDO MARIA;CAICEDO RODRIGO	11/27/2012	D212293935	0000000	0000000
PATEL KAPILA;PATEL MAHENDRA	7/19/2012	D212210021	0000000	0000000
US BANK NATIONAL ASSN	1/3/2012	D212022250	0000000	0000000
LENNAR HMS OF TEXAS INC	9/29/2005	D205302596	0000000	0000000
GONZALES ELVIRA;GONZALES JOHNNIE	9/29/2005	000000000000000	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2005	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	\$226,000	\$60,000	\$286,000	\$286,000
2024	\$262,000	\$60,000	\$322,000	\$322,000
2023	\$267,550	\$60,000	\$327,550	\$327,550
2022	\$229,461	\$55,000	\$284,461	\$284,461
2021	\$139,000	\$55,000	\$194,000	\$194,000
2020	\$139,000	\$55,000	\$194,000	\$194,000

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.