



Address: [7236 WELSHMAN DR](#)
City: FORT WORTH
Georeference: 37307-1-14
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8711176035
Longitude: -97.3086634663
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 14

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: THE RAY TAX GROUP LLC (01008)
Protest Deadline Date: 5/24/2024

Site Number: 40707490
Site Name: SANDSHELL HEIGHTS ADDITION-1-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,803
Percent Complete: 100%
Land Sqft^{*}: 6,098
Land Acres^{*}: 0.1399
Pool: N

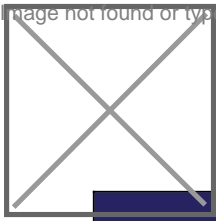
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
BALVIN MARVIN
Primary Owner Address:
PO BOX 483
GRAPEVINE, TX 76099-0483

Deed Date: 8/15/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212208583](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIM DU THI	1/25/2006	D206035200	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	1/25/2006	D206034847	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2005	0000000000000000	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	\$166,574	\$60,000	\$226,574	\$226,574
2024	\$208,675	\$60,000	\$268,675	\$268,675
2023	\$239,859	\$60,000	\$299,859	\$299,859
2022	\$225,000	\$55,000	\$280,000	\$280,000
2021	\$162,000	\$55,000	\$217,000	\$217,000
2020	\$150,674	\$55,000	\$205,674	\$205,674

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.