



Address: [7104 WELSHMAN DR](#)
City: FORT WORTH
Georeference: 37307-1-34
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8683553865
Longitude: -97.3085879311
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 34

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40707717

Site Name: SANDSHELL HEIGHTS ADDITION-1-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,753

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:

LAWRENCE ANGELA

Primary Owner Address:

7104 WELSHMAN DR
FORT WORTH, TX 76137

Deed Date: 9/21/2022

Deed Volume:

Deed Page:

Instrument: [D222240283](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARTER ANGELA	9/22/2017	D217221613		
ROSENAU RODNEY W	8/15/2008	D208325552	0000000	0000000
CHOICE HOMES INC	6/5/2007	D207199585	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	\$264,373	\$60,000	\$324,373	\$324,373
2024	\$264,373	\$60,000	\$324,373	\$324,373
2023	\$272,466	\$60,000	\$332,466	\$332,466
2022	\$222,626	\$55,000	\$277,626	\$277,626
2021	\$169,346	\$55,000	\$224,346	\$224,346
2020	\$153,265	\$55,000	\$208,265	\$208,265

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.