



Address: [7040 WELSHMAN DR](#)
City: FORT WORTH
Georeference: 37307-1-41
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8681226731
Longitude: -97.3096918498
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 41

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: 2009

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 40707792

Site Name: SANDSHELL HEIGHTS ADDITION-1-41

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,358

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:

RSJ INVESTMENTS LLC

Primary Owner Address:

2709 WOODSON CIR
BEDFORD, TX 76021-4942

Deed Date: 10/19/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211258840](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHI SYNDICATED HOLDINGS 2009	1/5/2010	D210003788	0000000	0000000
CHOICE HOMES INC	10/2/2007	D207357563	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	\$271,332	\$60,000	\$331,332	\$331,332
2024	\$285,137	\$60,000	\$345,137	\$345,137
2023	\$301,000	\$60,000	\$361,000	\$361,000
2022	\$192,085	\$55,000	\$247,085	\$247,085
2021	\$192,085	\$55,000	\$247,085	\$247,085
2020	\$170,849	\$55,000	\$225,849	\$225,849

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.