



Address: [7020 WELSHMAN DR](#)
City: FORT WORTH
Georeference: 37307-1-46
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8681570776
Longitude: -97.3105048127
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 46

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: 2010

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40707849

Site Name: SANDSHELL HEIGHTS ADDITION-1-46

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,693

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:

NARAYAN PREM

NARAYAN JOHN ETAL

Primary Owner Address:

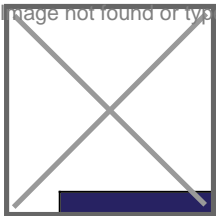
138 GREENMEADOW CIR
PITTSBURG, CA 94565-7331

Deed Date: 7/19/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213197237](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| TAYLOR DERRICK;TAYLOR SASHI TAYLOR | 10/25/2010 | D210268031 | 0000000 | 0000000 |
| CENTEX HOMES | 7/30/2009 | D209208977 | 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 | \$253,779 | \$60,000 | \$313,779 | \$313,779 |
| 2024 | \$253,779 | \$60,000 | \$313,779 | \$313,779 |
| 2023 | \$261,524 | \$60,000 | \$321,524 | \$321,524 |
| 2022 | \$213,718 | \$55,000 | \$268,718 | \$268,718 |
| 2021 | \$162,620 | \$55,000 | \$217,620 | \$217,620 |
| 2020 | \$147,192 | \$55,000 | \$202,192 | \$202,192 |

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.