



Address: [7004 WELSHMAN DR](#)
City: FORT WORTH
Georeference: 37307-1-50
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.868187686
Longitude: -97.3111559887
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 50

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: RESOLUTE PROPERTY TAX SOLUTION (009881)

Notice Sent Date: 4/15/2025

Notice Value: \$336,000

Protest Deadline Date: 5/24/2024

Site Number: 40707881

Site Name: SANDSHELL HEIGHTS ADDITION-1-50

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,085

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

VIGHNAHARTA LLC

Primary Owner Address:

2149 PROSPECT DR
FRISCO, TX 75036

Deed Date: 4/20/2024

Deed Volume:

Deed Page:

Instrument: [D224070707](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JARIPATKE OMKAR;POTDAR SHILPA	8/8/2016	D216181572		
MERCHANT SABRINA H	5/24/2013	D213133153	0000000	0000000
MILLER COURTNEY;MILLER JEFFREY	1/19/2011	D211017018	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	\$242,000	\$60,000	\$302,000	\$302,000
2024	\$276,000	\$60,000	\$336,000	\$336,000
2023	\$293,000	\$60,000	\$353,000	\$353,000
2022	\$242,080	\$55,000	\$297,080	\$297,080
2021	\$179,000	\$55,000	\$234,000	\$234,000
2020	\$163,000	\$55,000	\$218,000	\$218,000

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.