



Address: [3224 CROFTON DR](#)
City: FORT WORTH
Georeference: 37307-3-7
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8696223393
Longitude: -97.3096689932
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 3 Lot 7

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: 2006

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 40707997

Site Name: SANDSHELL HEIGHTS ADDITION-3-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,763

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

LING YIPU

LAN JING

Primary Owner Address:

13610 ROLLINGWOOD LN
FRISCO, TX 75033

Deed Date: 6/18/2021

Deed Volume:

Deed Page:

Instrument: [D221206467](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEVEREAUX DONALD	8/22/2019	D219191875		
BESSETTE BRIAN R;BESSETTE TAMARA	5/16/2013	D213127151	0000000	0000000
HANSEN DEAN	3/6/2013	D213063881	0000000	0000000
MULJI BHIKHU;MULJI REVALI	9/6/2011	D211220376	0000000	0000000
MULJI ANAND B	6/28/2010	D210170942	0000000	0000000
MULJI BHIKHU;MULJI REVALI	8/11/2006	D206253682	0000000	0000000
LENNAR HOMES OF TEXAS	8/10/2006	000000000000000	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	\$215,000	\$60,000	\$275,000	\$275,000
2024	\$248,000	\$60,000	\$308,000	\$308,000
2023	\$238,000	\$60,000	\$298,000	\$298,000
2022	\$223,519	\$55,000	\$278,519	\$278,519
2021	\$170,001	\$55,000	\$225,001	\$225,001
2020	\$153,850	\$55,000	\$208,850	\$208,850

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.