



Address: [7049 WELSHMAN DR](#)
City: FORT WORTH
Georeference: 37307-4-15
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.868554897
Longitude: -97.3093602734
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 4 Lot 15

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)

Notice Sent Date: 4/15/2025

Notice Value: \$334,351

Protest Deadline Date: 5/24/2024

Site Number: 40708462

Site Name: SANDSHELL HEIGHTS ADDITION-4-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,803

Percent Complete: 100%

Land Sqft^{*}: 5,662

Land Acres^{*}: 0.1299

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:

ABABNEH QUSSAI M

Primary Owner Address:

7049 WELSHMAN DR
FORT WORTH, TX 76137-6658

Deed Date: 2/28/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211059894](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSOC	7/6/2010	D210169434	0000000	0000000
APPELT RICK	11/14/2006	D207108723	0000000	0000000
LENNAR HOMES OF TEXAS	11/13/2006	D207108722	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2005	00000000000000	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	\$274,351	\$60,000	\$334,351	\$334,351
2024	\$274,351	\$60,000	\$334,351	\$306,858
2023	\$282,770	\$60,000	\$342,770	\$278,962
2022	\$230,948	\$55,000	\$285,948	\$253,602
2021	\$175,547	\$55,000	\$230,547	\$230,547
2020	\$158,826	\$55,000	\$213,826	\$213,826

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

- HOMESTEAD GENERAL 11.13(b)

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.