



**Address:** [7001 WELSHMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 37307-4-26  
**Subdivision:** SANDSHELL HEIGHTS ADDITION  
**Neighborhood Code:** 3K400A

**Latitude:** 32.8686903008  
**Longitude:** -97.3111836796  
**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 26

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$454,975

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40708586

**Site Name:** SANDSHELL HEIGHTS ADDITION-4-26

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,957

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,583

**Land Acres<sup>\*</sup>:** 0.2199

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

ALLEN KEYARA LEIGH  
SCHULTZ JORDAN DANIEL

**Primary Owner Address:**

7001 WELSHMAN DR  
FORT WORTH, TX 76137

**Deed Date:** 6/28/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218143911](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN BENJAMIN J;ALLEN LORI A;SMITH VICTORIA J	6/5/2015	<a href="#">D215123033</a>		
LAFRANCE LONNIE;LAFRANCE SAMUEL BANK	3/7/2011	<a href="#">D211057091</a>	0000000	0000000
CENTEX HOMES	7/30/2009	<a href="#">D209208977</a>	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 <sup>+</sup>
2025	\$394,975	\$60,000	\$454,975	\$451,739
2024	\$394,975	\$60,000	\$454,975	\$410,672
2023	\$406,539	\$60,000	\$466,539	\$373,338
2022	\$330,003	\$55,000	\$385,003	\$339,398
2021	\$253,544	\$55,000	\$308,544	\$308,544
2020	\$230,444	\$55,000	\$285,444	\$285,444

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.