

Tarrant Appraisal District

Property Information | PDF

Account Number: 40708616

Address: 7208 KENTISH DR

City: FORT WORTH
Georeference: 37307-5-3

Subdivision: SANDSHELL HEIGHTS ADDITION

Neighborhood Code: 3K400A

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This map, content, and location of property is provided by Google Services.

Longitude: -97.3094020908 TAD Map: 2054-436 MAPSCO: TAR-035U

Latitude: 32.8702825254

PROPERTY DATA

Legal Description: SANDSHELL HEIGHTS

ADDITION Block 5 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

Site Number: 40708616

TARRANT REGIONAL WATER DISTRICT (223)

Site Name: SANDSHELL HEIGHTS ADDITION-5-3

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

KELLER ISD (907)

State Code: A

Approximate Size***: 2,071

Percent Complete: 100%

Year Built: 2005 Land Sqft*: 5,662
Personal Property Account: N/A Land Acres*: 0.1299

Agent: RESOLUTE PROPERTY TAX SOLUTION (0098₽bol: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: TOPA SOLUTION LLC Primary Owner Address: 2904 SUTTON PL

SOUTHLAKE, TX 76092

Deed Date: 3/21/2021
Deed Volume:
Deed Page:

Instrument: D221075249

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TODI INVESTMENT LLC	2/21/2011	D211040875	0000000	0000000
DINH PATRICIA NGAN	7/22/2010	D210185546	0000000	0000000
TODI INVESTMENTS LLC	7/6/2007	D207253506	0000000	0000000
DINH PATRICIA;DINH TONY T	2/27/2006	D206068244	0000000	0000000
LENNAR HMS OF TEXAS INC	2/27/2006	D206068222	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	\$276,608	\$60,000	\$336,608	\$336,608
2024	\$276,608	\$60,000	\$336,608	\$336,608
2023	\$279,506	\$60,000	\$339,506	\$339,506
2022	\$223,000	\$55,000	\$278,000	\$278,000
2021	\$157,000	\$55,000	\$212,000	\$212,000
2020	\$157,000	\$55,000	\$212,000	\$212,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.