



**Address:** [7233 WELSHMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 37307-5-10  
**Subdivision:** SANDSHELL HEIGHTS ADDITION  
**Neighborhood Code:** 3K400A

**Latitude:** 32.8708650461  
**Longitude:** -97.3091155014  
**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 5 Lot 10

**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:** 2005  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 40708683  
**Site Name:** SANDSHELL HEIGHTS ADDITION-5-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,920  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,227  
**Land Acres<sup>\*</sup>:** 0.1199  
**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:**  
TALPASANU ILIE  
TALPASANU LUCRETIA DALIA  
**Primary Owner Address:**  
12409 WOODS EDGE TR  
FORT WORTH, TX 76244-9409

**Deed Date:** 7/24/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215168775](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLBERT KRISTINA	11/23/2005	<a href="#">D205368435</a>	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2005	0000000000000000	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	\$281,663	\$60,000	\$341,663	\$341,663
2024	\$281,663	\$60,000	\$341,663	\$341,663
2023	\$290,322	\$60,000	\$350,322	\$350,322
2022	\$230,000	\$55,000	\$285,000	\$285,000
2021	\$168,651	\$55,000	\$223,651	\$223,651
2020	\$150,000	\$55,000	\$205,000	\$205,000

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.