



**Address:** [7221 WELSHMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 37307-5-12  
**Subdivision:** SANDSHELL HEIGHTS ADDITION  
**Neighborhood Code:** 3K400A

**Latitude:** 32.870560746  
**Longitude:** -97.3090346848  
**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 12

**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

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

**Notice Value:** \$351,260

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

**Site Number:** 40708705

**Site Name:** SANDSHELL HEIGHTS ADDITION-5-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,071

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

**Pool:** N

<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:**

JOHNSON DANA LYNN

**Primary Owner Address:**

7221 WELSHMAN DR  
FORT WORTH, TX 76137-6662

**Deed Date:** 5/1/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214089905](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF VETERAN AFFAIRS	11/8/2013	<a href="#">D213303675</a>	0000000	0000000
WELLS FARGO BANK NA	11/5/2013	<a href="#">D213292676</a>	0000000	0000000
DUFFY DAVID;DUFFY STEPHANIE	1/13/2006	<a href="#">D206029805</a>	0000000	0000000
LENNAR HOMES TEXAS LAND & CONS	1/12/2006	<a href="#">D206029788</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	\$291,260	\$60,000	\$351,260	\$351,260
2024	\$291,260	\$60,000	\$351,260	\$320,858
2023	\$300,225	\$60,000	\$360,225	\$291,689
2022	\$245,052	\$55,000	\$300,052	\$265,172
2021	\$186,065	\$55,000	\$241,065	\$241,065
2020	\$168,260	\$55,000	\$223,260	\$223,260

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.