



**Address:** [7001 SANDSHELL BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 37306B-2-1  
**Subdivision:** SANDSHELL COMMERCIAL PARK ADD  
**Neighborhood Code:** APT-Fossil Creek

**Latitude:** 32.8678409036  
**Longitude:** -97.3134759077  
**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 COMMERCIAL  
PARK ADD Block 2 Lot 1

**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:** BC  
**Year Built:** 2005  
**Personal Property Account:** N/A  
**Agent:** MERITAX ADVISORS LLC (00604)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$56,749,305  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80865372  
**Site Name:** BELTERRA APTS  
**Site Class:** APTIndMtr - Apartment-Individual Meter  
**Parcels:** 1  
**Primary Building Name:** BELTERRA APTS / 40735648  
**Primary Building Type:** Multi-Family  
**Gross Building Area<sup>+++</sup>:** 278,292  
**Net Leasable Area<sup>+++</sup>:** 278,292  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 712,177  
**Land Acres<sup>\*</sup>:** 16.3493  
**Pool:** Y

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
VR BELTERRA HOLDINGS LP  
**Primary Owner Address:**  
1725 16TH AVE STE 201  
RICHMOND HILL ON L4B 4C6, CANADA

**Deed Date:** 2/12/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215032259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELTERRA INVESTORS LP	9/14/2006	<a href="#">D206288045</a>	0000000	0000000
THE SPANOS CORP	1/1/2004	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	\$53,900,597	\$2,848,708	\$56,749,305	\$56,749,305
2024	\$42,901,292	\$2,848,708	\$45,750,000	\$45,750,000
2023	\$39,651,292	\$2,848,708	\$42,500,000	\$42,500,000
2022	\$37,151,292	\$2,848,708	\$40,000,000	\$40,000,000
2021	\$33,151,292	\$2,848,708	\$36,000,000	\$36,000,000
2020	\$32,651,292	\$2,848,708	\$35,500,000	\$35,500,000

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.