



Address: [6940 DERBYSHIRE DR](#)
City: FORT WORTH
Georeference: 37307-1-67
Subdivision: SANDSHELL HEIGHTS ADDITION
Neighborhood Code: 3K400A

Latitude: 32.8675029246
Longitude: -97.3087513823
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 1 Lot 67
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: 2011
Personal Property Account: N/A
Agent: PEYCO SOUTHWEST REALTY INC (00506)
Protest Deadline Date: 5/24/2024

Site Number: 41174186
Site Name: SANDSHELL HEIGHTS ADDITION-1-67
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,064
Percent Complete: 100%
Land Sqft^{*}: 11,325
Land Acres^{*}: 0.2599
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:
DTX MANAGEMENT LLC
Primary Owner Address:
6101 LONG PRAIRIE RD STE 744 PMB 1025
FLOWER MOUND, TX 75028

Deed Date: 12/28/2020
Deed Volume:
Deed Page:
Instrument: [D220341900](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARROLL JONATHAN D	8/29/2017	D217200013		
DECRESCENTIS B D;DECRESCENTIS DENNIS	7/22/2011	D211184628	0000000	0000000
CENTEX HOMES	7/30/2009	D209208977	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2006	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 ⁺
2025	\$236,000	\$60,000	\$296,000	\$296,000
2024	\$270,000	\$60,000	\$330,000	\$330,000
2023	\$272,000	\$60,000	\$332,000	\$332,000
2022	\$230,000	\$55,000	\$285,000	\$285,000
2021	\$170,577	\$55,000	\$225,577	\$225,577
2020	\$170,577	\$55,000	\$225,577	\$225,577

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.