



**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<sup>+++</sup>:** 2,064  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,325  
**Land Acres<sup>\*</sup>:** 0.2599  
**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:**  
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	<a href="#">D217200013</a>		
DECRESCENTIS B D;DECRESCENTIS DENNIS	7/22/2011	<a href="#">D211184628</a>	0000000	0000000
CENTEX HOMES	7/30/2009	<a href="#">D209208977</a>	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 <sup>+</sup>
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.