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**Address:** [7240 DECOY LN](#)  
**City:** FORT WORTH  
**Georeference:** 24669-7-18  
**Subdivision:** MALLARD COVE  
**Neighborhood Code:** 1B200J

**Latitude:** 32.785297263  
**Longitude:** -97.1983859621  
**TAD Map:**  
**MAPSCO:** TAR-066L



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** MALLARD COVE Block 7 Lot 18  
33.33% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**Site Number:** 40354830

**Site Name:** MALLARD COVE 7 18 66.67% UNDIVIDED INTEREST

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

**Parcels:** 2

**Approximate Size** <sup>+++</sup>: 1,288

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 5,500

**Land Acres** <sup>\*</sup>: 0.1262

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$92,542

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
AL NIMRI LAURENCE SHASHAN  
**Primary Owner Address:**  
7240 DECOY LN  
FORT WORTH, TX 76120

**Deed Date:** 10/18/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217243094](#)

## 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	\$75,877	\$16,665	\$92,542	\$91,014
2024	\$75,877	\$16,665	\$92,542	\$82,740
2023	\$75,504	\$16,665	\$92,169	\$75,218
2022	\$59,162	\$13,332	\$72,494	\$68,380
2021	\$48,832	\$13,332	\$62,164	\$62,164
2020	\$45,590	\$13,332	\$58,922	\$58,922

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.