

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42345969

 Address: 7240 DECOY LN
 Latitude: 32.785297263

 City: FORT WORTH
 Longitude: -97.1983859621

Georeference: 24669-7-18 TAD Map:

Subdivision: MALLARD COVE MAPSCO: TAR-066

Longitude: -97.1983859621

TAD Map:
MAPSCO: TAR-066L

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Neighborhood Code: 1B200J

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)
Site Number: 40354830

TARRANT COUNTY (220)

Site Name: MALLARD COVE 7 18 66.67% UNDIVIDED INTEREST (223)

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 2

FORT WORTH ISD (905) Approximate Size\*\*\*: 1,288
State Code: A Percent Complete: 100%

Year Built: 2005 Land Sqft\*: 5,500
Personal Property Account: N/A Land Acres\*: 0.1262

Agent: None Pool: N

Notice Sent Date: 4/15/2025 Notice Value: \$92.542

Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

Current Owner:

AL NIMRI LAURENCE SHASHAN

**Primary Owner Address:** 

7240 DECOY LN

FORT WORTH, TX 76120

**Deed Date: 10/18/2017** 

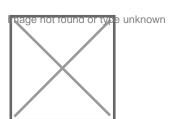
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**Instrument:** D217243094

## **VALUES**

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



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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.