

## LOCATION

---

**Address:** [3224 CROFTON DR](#)

**City:** FORT WORTH

**Georeference:** 37307-3-7

**Subdivision:** SANDSHELL HEIGHTS ADDITION

**Neighborhood Code:** 3K400A

**Latitude:** 32.8696223393

**Longitude:** -97.3096689932

**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 3 Lot 7

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 40707997

**Site Name:** SANDSHELL HEIGHTS ADDITION-3-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,763

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,534

**Land Acres<sup>\*</sup>:** 0.1500

**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:**

LING YIPU

LAN JING

**Primary Owner Address:**

701 ALLEN DR

EULESS, TX 76039

**Deed Date:** 6/18/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221206467](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEVEREAUX DONALD	8/22/2019	<a href="#">D219191875</a>		
BESSETTE BRIAN R;BESSETTE TAMARA	5/16/2013	<a href="#">D213127151</a>	0000000	0000000
HANSEN DEAN	3/6/2013	<a href="#">D213063881</a>	0000000	0000000
MULJI BHIKHU;MULJI REVALI	9/6/2011	<a href="#">D211220376</a>	0000000	0000000
MULJI ANAND B	6/28/2010	<a href="#">D210170942</a>	0000000	0000000
MULJI BHIKHU;MULJI REVALI	8/11/2006	<a href="#">D206253682</a>	0000000	0000000
LENNAR HOMES OF TEXAS	8/10/2006	000000000000000	0000000	0000000
LENNAR HMS OF TEXAS LAND & CON	1/1/2005	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	\$0	\$0	\$0	\$0
2024	\$248,000	\$60,000	\$308,000	\$308,000
2023	\$238,000	\$60,000	\$298,000	\$298,000
2022	\$223,519	\$55,000	\$278,519	\$278,519
2021	\$170,001	\$55,000	\$225,001	\$225,001
2020	\$153,850	\$55,000	\$208,850	\$208,850

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.