

## LOCATION

---

**Address:** [7033 WELSHMAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 37307-4-19  
**Subdivision:** SANDSHELL HEIGHTS ADDITION  
**Neighborhood Code:** 3K400A

**Latitude:** 32.8685788844  
**Longitude:** -97.3100111575  
**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 4 Lot 19

**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:** 40708500

**Site Name:** SANDSHELL HEIGHTS ADDITION-4-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,111

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,662

**Land Acres<sup>\*</sup>:** 0.1299

**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:**

PATHAK KHADGA  
RIZAL BHIMA D PATHAK

**Primary Owner Address:**

7033 WELSHMAN DR  
FORT WORTH, TX 76137

**Deed Date:** 5/31/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217122270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TILLERY CHARLES MATHEW;TILLERY KIMBERLY	10/22/2014	<a href="#">D214234741</a>		
CHAN MALVIN	1/25/2007	<a href="#">D207038505</a>	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	\$294,935	\$60,000	\$354,935	\$310,052
2023	\$304,011	\$60,000	\$364,011	\$281,865
2022	\$248,117	\$55,000	\$303,117	\$256,241
2021	\$177,946	\$55,000	\$232,946	\$232,946
2020	\$170,325	\$55,000	\$225,325	\$225,325

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.