

## LOCATION

**Address:** [7001 SANDSHELL BLVD](#)  
**City:** FORT WORTH  
**Georeference:** 37306B-2-1  
**Subdivision:** SANDSHELL COMMERCIAL PARK ADD  
**Neighborhood Code:** APT-Fossil Creek

**Latitude:** 32.8678409036  
**Longitude:** -97.3134759077  
**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 COMMERCIAL  
 PARK ADD Block 2 Lot 1

**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:** BC

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80865372  
**Site Name:** BELTERRA APTS  
**Site Class:** APTIndMtr - Apartment-Individual Meter  
**Parcels:** 1  
**Primary Building Name:** BELTERRA APTS / 40735648  
**Primary Building Type:** Multi-Family  
**Gross Building Area<sup>+++</sup>:** 278,292  
**Net Leasable Area<sup>+++</sup>:** 278,292  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 712,177  
**Land Acres<sup>\*</sup>:** 16.3493  
**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

VR BELTERRA HOLDINGS LP

**Primary Owner Address:**

1725 16TH AVE STE 201  
 RICHMOND HILL ON L4B 4C6, CANADA

**Deed Date:** 2/12/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215032259](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELTERRA INVESTORS LP	9/14/2006	<a href="#">D206288045</a>	0000000	0000000
THE SPANOS CORP	1/1/2004	000000000000000	0000000	0000000

## VALUES

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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	\$49,251,292	\$2,848,708	\$52,100,000	\$52,100,000
2023	\$39,651,292	\$2,848,708	\$42,500,000	\$42,500,000
2022	\$37,151,292	\$2,848,708	\$40,000,000	\$40,000,000
2021	\$33,151,292	\$2,848,708	\$36,000,000	\$36,000,000
2020	\$32,651,292	\$2,848,708	\$35,500,000	\$35,500,000

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

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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.