



Address: [7821 REGENCY LN](#)
City: FORT WORTH
Georeference: 16820-35-7
Subdivision: HALLMARK ADDITION
Neighborhood Code: 1E060C

Latitude: 32.6354034166
Longitude: -97.3261865665
TAD Map: 2048-352
MAPSCO: TAR-105E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HALLMARK ADDITION Block 35
Lot 7

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1963

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$215,000

Protest Deadline Date: 5/24/2024

Site Number: 01155563

Site Name: HALLMARK ADDITION-35-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,946

Percent Complete: 100%

Land Sqft^{*}: 9,279

Land Acres^{*}: 0.2130

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:

MHSH PROPERTIES LLC

Primary Owner Address:

909 S SYLVANIA AVE
FORT WORTH, TX 76111

Deed Date: 1/12/2024

Deed Volume:

Deed Page:

Instrument: [D224007774](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RS RENTAL II LLC	10/26/2021	D221313772		
MAR-SHALE EQUITY LLC	8/4/2009	D209263495	0000000	0000000
SIMMONS DEBORAH S;SIMMONS ROBERT	7/20/2006	D206232822	0000000	0000000
SIMMONS ROBERT	2/28/2003	00164670000121	0016467	0000121
JOHNSON DONNA H;JOHNSON STEVEN L	10/9/1992	00108130001630	0010813	0001630
CRABAUGH IVAN E	12/31/1900	00000000000000	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 ⁺
2025	\$160,000	\$30,000	\$190,000	\$190,000
2024	\$185,000	\$30,000	\$215,000	\$206,868
2023	\$142,390	\$30,000	\$172,390	\$172,390
2022	\$126,947	\$30,000	\$156,947	\$156,947
2021	\$67,000	\$30,000	\$97,000	\$97,000
2020	\$67,000	\$30,000	\$97,000	\$97,000

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

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.