



Address: [7801 REGENCY LN](#)
City: FORT WORTH
Georeference: 16820-35-12
Subdivision: HALLMARK ADDITION
Neighborhood Code: 1E060C

Latitude: 32.6365037966
Longitude: -97.3261807959
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 12

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: INTEGRATAX (00753)

Protest Deadline Date: 5/24/2024

Site Number: 01155636

Site Name: HALLMARK ADDITION-35-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,106

Percent Complete: 100%

Land Sqft^{*}: 8,710

Land Acres^{*}: 0.1999

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:

THP INVESTMENTS LLC

Primary Owner Address:

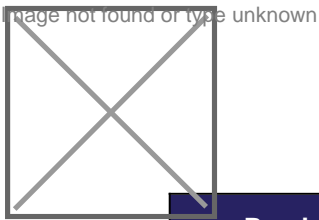
7204 RIVERBROOK CT
ARLINGTON, TX 76001

Deed Date: 5/23/2014

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D214126065](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAM TRI	5/22/2014	D214106237	0000000	0000000
THP INVESTMENTS LLC	2/6/2014	D214028915	0000000	0000000
CRUDUP MARY	1/15/2002	000000000000000	0000000	0000000
CRUDUP ROBERT EST JR	7/21/2000	00144450000133	0014445	0000133
DILLINGHAM W W EST	12/31/1900	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 ⁺
2025	\$127,406	\$30,000	\$157,406	\$157,406
2024	\$143,147	\$30,000	\$173,147	\$173,147
2023	\$139,672	\$30,000	\$169,672	\$169,672
2022	\$130,865	\$30,000	\$160,865	\$160,865
2021	\$105,780	\$30,000	\$135,780	\$135,780
2020	\$110,000	\$30,000	\$140,000	\$140,000

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.