



Address: [3540 REGAL RD](#)
City: FORT WORTH
Georeference: 30210-21-14
Subdivision: NORTH RIVERSIDE ESTATES
Neighborhood Code: 3H050C

Latitude: 32.8077737791
Longitude: -97.2950651515
TAD Map: 2060-412
MAPSCO: TAR-050W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: NORTH RIVERSIDE ESTATES
Block 21 Lot 14

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 1960

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$226,444

Protest Deadline Date: 5/24/2024

Site Number: 01968661

Site Name: NORTH RIVERSIDE ESTATES-21-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,270

Percent Complete: 100%

Land Sqft^{*}: 7,140

Land Acres^{*}: 0.1639

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:

ESPARZA JOSE

ESPARZA FRANCISCA

Primary Owner Address:

3540 REGAL RD
FORT WORTH, TX 76111-6341

Deed Date: 3/28/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206094924](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH APRIL L	10/12/2005	D205313791	0000000	0000000
LUNAK APRIL;LUNAK JERRY	12/15/2004	D204387089	0000000	0000000
SECRETARY OF HUD	4/8/2004	D204241022	0000000	0000000
CHASE MANHATTAN MORTG CORP	4/6/2004	D204107759	0000000	0000000
ORTIZ ARMANDO	6/1/1999	00138500000521	0013850	0000521
BOLDEN DONALD J;BOLDEN GLORIA D	11/3/1994	00117930002288	0011793	0002288
PENICK KENNETH LEE	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	\$190,744	\$35,700	\$226,444	\$167,666
2024	\$190,744	\$35,700	\$226,444	\$152,424
2023	\$177,490	\$35,700	\$213,190	\$138,567
2022	\$129,881	\$24,990	\$154,871	\$125,970
2021	\$116,363	\$14,000	\$130,363	\$114,518
2020	\$107,256	\$14,000	\$121,256	\$104,107

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.