



Address: [748 REGENCY DR](#)
City: HURST
Georeference: 32950-3A-16
Subdivision: PRESTONDALE ESTATES (HURST)
Neighborhood Code: 3M020D

Latitude: 32.8662250556
Longitude: -97.1854979894
TAD Map: 2096-436
MAPSCO: TAR-039S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PRESTONDALE ESTATES
(HURST) Block 3A Lot 16

Jurisdictions:

CITY OF HURST (028)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
BIRDVILLE ISD (902)

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$321,696

Protest Deadline Date: 5/24/2024

Site Number: 02255669

Site Name: PRESTONDALE ESTATES (HURST)-3A-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,650

Percent Complete: 100%

Land Sqft^{*}: 9,200

Land Acres^{*}: 0.2112

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:

FRANDSEN MICHAEL C

Primary Owner Address:

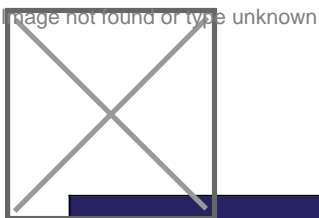
748 REGENCY DR
HURST, TX 76054-2323

Deed Date: 9/6/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212222600](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ MELISSA	5/8/2012	D212156424	0000000	0000000
PEREZ JORGE	5/9/2011	D211127765	0000000	0000000
DEUTSCHE BANK NATIONAL	2/1/2011	D211033229	0000000	0000000
TRUEBLOOD MICHAEL SCOTT	5/21/2002	00159370000062	0015937	0000062
MOAK JOYCE W EST	7/20/1992	00107290000078	0010729	0000078
PARSONS RONNIE G;PARSONS WILLIE M	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	\$261,696	\$60,000	\$321,696	\$321,696
2024	\$261,696	\$60,000	\$321,696	\$302,575
2023	\$257,004	\$60,000	\$317,004	\$275,068
2022	\$227,663	\$40,000	\$267,663	\$250,062
2021	\$202,027	\$40,000	\$242,027	\$227,329
2020	\$166,663	\$40,000	\$206,663	\$206,663

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.