



**Address:** [7901 REGENCY LN](#)  
**City:** FORT WORTH  
**Georeference:** 39315-1-1  
**Subdivision:** SOUTH BROOK ADDITION  
**Neighborhood Code:** 1E060B

**Latitude:** 32.6349876929  
**Longitude:** -97.326116014  
**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:** SOUTH BROOK ADDITION  
Block 1 Lot 1

**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:** 1999  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02794489  
**Site Name:** SOUTH BROOK ADDITION-1-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,956  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,115  
**Land Acres<sup>\*</sup>:** 0.2092  
**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:**  
7901 REGENCY LANE TRUST  
**Primary Owner Address:**  
PO BOX 532793  
GRAND PRAIRIE, TX 75053

**Deed Date:** 7/8/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223149661](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIMBROUGH TANIA MARISOL	8/20/2019	<a href="#">D219189548</a>		
CASUCCI CASANDRA;CASUCCI CASEY G	4/10/2017	<a href="#">D217079892</a>		
WHITEHEAD JIM;WHITEHEAD PATSY ADLAWAN	10/27/2008	<a href="#">D208419973</a>	0000000	0000000
E & B PROPERT HOLDINGS LLC	1/7/2008	<a href="#">D208046925</a>	0000000	0000000
ROSENTHAL ALAN	10/7/2004	<a href="#">D204316578</a>	0000000	0000000
SEC OF HUD	4/8/2004	<a href="#">D204240995</a>	0000000	0000000
CHASE MANHATTAN MTG CORP	2/6/2001	00147250000483	0014725	0000483
WRIGHT WILLIE	10/28/1999	00140940000264	0014094	0000264
MACK CLARK HOMES INC	6/23/1993	00111360000887	0011136	0000887
SOUTHBROOK PHASE I LTD	11/6/1992	00108470002346	0010847	0002346
CENTENNIAL HOMES INC	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 <sup>+</sup>
2025	\$200,000	\$30,000	\$230,000	\$230,000
2024	\$240,000	\$30,000	\$270,000	\$270,000
2023	\$215,000	\$30,000	\$245,000	\$245,000
2022	\$209,300	\$30,000	\$239,300	\$239,300
2021	\$157,600	\$30,000	\$187,600	\$187,600
2020	\$178,663	\$30,000	\$208,663	\$208,663

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

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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.