

Tarrant Appraisal District

Property Information | PDF

Account Number: 02794489

Address: 7901 REGENCY LN

City: FORT WORTH
Georeference: 39315-1-1

Subdivision: SOUTH BROOK ADDITION

Neighborhood Code: 1E060B

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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

Latitude: 32.6349876929

TAD Map: 2048-352 **MAPSCO:** TAR-105E

Longitude: -97.326116014

Site Name: SOUTH BROOK ADDITION-1-1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,956
Percent Complete: 100%

Land Sqft*: 9,115 Land Acres*: 0.2092

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

7901 REGENCY LANE TRUST

Primary Owner Address:

PO BOX 532793

GRAND PRAIRIE, TX 75053

Deed Volume: Deed Page:

Instrument: D223149661

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^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIMBROUGH TANIA MARISOL	8/20/2019	D219189548		
CASUCCI CASANDRA;CASUCCI CASEY G	4/10/2017	D217079892		
WHITEHEAD JIM;WHITEHEAD PATSY ADLAWAN	10/27/2008	D208419973	0000000	0000000
E & B PROPERT HOLDINGS LLC	1/7/2008	D208046925	0000000	0000000
ROSENTHAL ALAN	10/7/2004	D204316578	0000000	0000000
SEC OF HUD	4/8/2004	D204240995	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

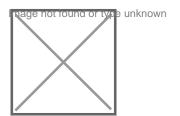
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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⁺ 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.

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