



**Address:** [632 REGENCY CROSSING](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-38-27  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9211117591  
**Longitude:** -97.1406103096  
**TAD Map:** 2108-456  
**MAPSCO:** TAR-026T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMARRON ADDN-CRESCENT  
ROYALE Block 38 Lot 27

**Jurisdictions:**

CITY OF SOUTHLAKE (022)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CARROLL ISD (919)

**State Code:** A

**Year Built:** 2000

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06898572

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-38-27

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,262

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MONICA BHARGAVAFAMILY TRUST

**Primary Owner Address:**

632 REGENCY CROSSING  
SOUTHLAKE, TX 76092

**Deed Date:** 2/8/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223020988](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BHARGAVA MONICA	1/6/2022	<a href="#">D222008433</a>		
ZARATE REVOCABLE TRUST	6/22/2016	<a href="#">D216139534</a>		
ZARATE JONATHAN	12/16/2013	<a href="#">D213316226</a>	0000000	0000000
NEWLAND JAMES;NEWLAND SHARON	3/23/2006	<a href="#">D206095635</a>	0000000	0000000
NEWLAND JAMES K;NEWLAND SHARON W	9/29/2000	00145530000193	0014553	0000193
BRADFORD HOMES INC	2/29/2000	00142390000314	0014239	0000314
WESTERRA TIMARRON LP	11/26/1996	00126120001596	0012612	0001596
TIMARRON LAND CORP	1/1/1995	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	\$811,454	\$200,000	\$1,011,454	\$1,011,454
2024	\$811,454	\$200,000	\$1,011,454	\$1,011,454
2023	\$753,500	\$200,000	\$953,500	\$953,500
2022	\$774,990	\$140,000	\$914,990	\$775,500
2021	\$565,000	\$140,000	\$705,000	\$705,000
2020	\$565,000	\$140,000	\$705,000	\$705,000

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

- 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.