



**Address:** [635 REGENCY CROSSING](#)  
**City:** SOUTHLAKE  
**Georeference:** 42164C-39-29  
**Subdivision:** TIMARRON ADDN-CRESCENT ROYALE  
**Neighborhood Code:** 3S020B

**Latitude:** 32.9210348421  
**Longitude:** -97.1399923223  
**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 39 Lot 29

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$745,765

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

**Site Number:** 06899072

**Site Name:** TIMARRON ADDN-CRESCENT ROYALE-39-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,614

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,746

**Land Acres<sup>\*</sup>:** 0.2007

**Pool:** N

<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:**

MCGINNIS JAMES  
MCGINNIS PATRICIA

**Primary Owner Address:**

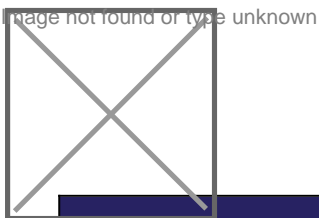
7750 SOLIMAR CIR  
BOCA RATON, FL 33433

**Deed Date:** 2/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224027512](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
635 REGENCY XING LLC	1/6/2017	<a href="#">D217025716</a>		
WELLBORN JOAN F;WELLBORN WILLIAM C	4/30/2015	<a href="#">D215094166</a>		
COOK MARJORIE	3/27/1998	00132240000437	0013224	0000437
SIMMONS PROPERTIES INC	12/23/1997	00130290000398	0013029	0000398
WESTERRA TIMARRON LP	11/26/1996	00126120001596	0012612	0001596
TIMARRON LAND CORP	1/1/1995	000000000000000	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	\$463,731	\$200,000	\$663,731	\$663,731
2024	\$545,765	\$200,000	\$745,765	\$745,765
2023	\$578,409	\$200,000	\$778,409	\$778,409
2022	\$418,000	\$140,000	\$558,000	\$558,000
2021	\$418,000	\$140,000	\$558,000	\$558,000
2020	\$426,000	\$140,000	\$566,000	\$566,000

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

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.