



**Address:** [3740 REGENCY CIR](#)  
**City:** FORT WORTH  
**Georeference:** 33877J-1-11  
**Subdivision:** REGENCY PLACE ADDN (FT W)  
**Neighborhood Code:** 3K400D

**Latitude:** 32.8708786887  
**Longitude:** -97.3009521114  
**TAD Map:** 2060-436  
**MAPSCO:** TAR-035V



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** REGENCY PLACE ADDN (FT W) Block 1 Lot 11  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
KELLER ISD (907)  
**State Code:** A  
**Year Built:** 1999  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06908306  
**Site Name:** REGENCY PLACE ADDN (FT W)-1-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,939  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,191  
**Land Acres<sup>\*</sup>:** 0.1421  
**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:**  
MA SHUSHU  
**Primary Owner Address:**  
21 WHISPERING WODS LN  
BASKING RIDGE, NJ 07920  
**Deed Date:** 12/18/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220333860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENAVIDES JOE A	6/28/2013	<a href="#">D213172385</a>	0000000	0000000
HERRERA IRMA	4/26/2000	00143250000207	0014325	0000207
M E MOUNTAIN ENTERPRISES INC	8/31/1999	00140000000465	0014000	0000465
DARSONA ENTERPRISES INC	1/4/1999	00136030000154	0013603	0000154
METRONORTH DEVELOPMENT INC	4/11/1997	00127340000533	0012734	0000533
DAVIS-WINTERS INVESTMENTS LTD	1/1/1996	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	\$192,190	\$55,000	\$247,190	\$247,190
2024	\$233,000	\$55,000	\$288,000	\$288,000
2023	\$238,000	\$55,000	\$293,000	\$293,000
2022	\$215,367	\$45,000	\$260,367	\$260,367
2021	\$195,368	\$45,000	\$240,368	\$240,368
2020	\$170,406	\$45,000	\$215,406	\$215,406

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.