



**Address:** [3764 REGENCY CIR](#)  
**City:** FORT WORTH  
**Georeference:** 33877J-1-17  
**Subdivision:** REGENCY PLACE ADDN (FT W)  
**Neighborhood Code:** 3K400D

**Latitude:** 32.8717985047  
**Longitude:** -97.3012482073  
**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 17

**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:** 1998  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06908365  
**Site Name:** REGENCY PLACE ADDN (FT W)-1-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,650  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,636  
**Land Acres<sup>\*</sup>:** 0.1523  
**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:**  
PHAM DAI  
NGUYEN THY  
**Primary Owner Address:**  
3764 REGENCY CIR  
FORT WORTH, TX 76137

**Deed Date:** 6/15/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216129663](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MALDONADO CARLOS;MALDONADO WANDA	11/7/2003	<a href="#">D203432431</a>	0000000	0000000
KIRBY PAUL W;KIRBY WANDA	11/23/1998	00135370000366	0013537	0000366
SUTTER HOMES INC	7/15/1998	00133260000408	0013326	0000408
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	\$210,000	\$55,000	\$265,000	\$265,000
2024	\$210,000	\$55,000	\$265,000	\$265,000
2023	\$205,169	\$55,000	\$260,169	\$251,981
2022	\$189,078	\$45,000	\$234,078	\$229,074
2021	\$165,093	\$45,000	\$210,093	\$208,249
2020	\$144,317	\$45,000	\$189,317	\$189,317

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.