



Address: [3788 REGENCY CIR](#)
City: FORT WORTH
Georeference: 33877J-1-23
Subdivision: REGENCY PLACE ADDN (FT W)
Neighborhood Code: 3K400D

Latitude: 32.87179058
Longitude: -97.3024159916
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 23

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: 1996
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 06908446
Site Name: REGENCY PLACE ADDN (FT W)-1-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,988
Percent Complete: 100%
Land Sqft^{*}: 7,260
Land Acres^{*}: 0.1666
Pool: N

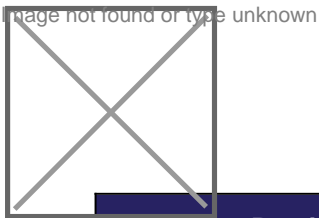
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SELMAN SAMER
Primary Owner Address:
3788 REGENCY CIR
FORT WORTH, TX 76137-1389

Deed Date: 9/5/2007
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D207332889](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LA SALLE BANK NATIONAL ASSOC	2/6/2007	D207052190	0000000	0000000
NGUYEN QUANG V	6/25/2004	D204203031	0000000	0000000
NICHOLS DEBRA	7/31/2001	00150600000113	0015060	0000113
HARPER N DENISE	8/10/1999	001396400000056	0013964	0000056
STIRLING JEFFERY;STIRLING PAMELA	9/30/1998	001345600000396	0013456	0000396
SUTTER HOMES INC	4/19/1996	00123460001017	0012346	0001017
DAVIS-WINTERS INVESTMENTS LTD	1/1/1996	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 ⁺
2025	\$251,000	\$55,000	\$306,000	\$306,000
2024	\$251,000	\$55,000	\$306,000	\$306,000
2023	\$242,678	\$55,000	\$297,678	\$279,549
2022	\$215,261	\$45,000	\$260,261	\$254,135
2021	\$192,030	\$45,000	\$237,030	\$231,032
2020	\$165,029	\$45,000	\$210,029	\$210,029

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.