



Address: [3761 REGENCY CIR](#)
City: FORT WORTH
Georeference: 33877J-2-9
Subdivision: REGENCY PLACE ADDN (FT W)
Neighborhood Code: 3K400D

Latitude: 32.8713230784
Longitude: -97.3013403506
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 2 Lot 9

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: 1997

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06908543

Site Name: REGENCY PLACE ADDN (FT W)-2-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,865

Percent Complete: 100%

Land Sqft^{*}: 7,369

Land Acres^{*}: 0.1691

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:

MURPHY JOHN R

Primary Owner Address:

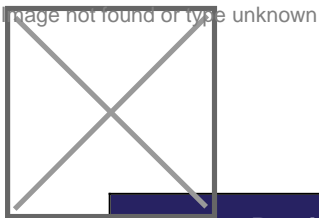
3761 REGENCY CIR
FORT WORTH, TX 76137-1390

Deed Date: 8/15/1997

Deed Volume: 0012877

Deed Page: 0000585

Instrument: 00128770000585



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUTTER HOMES INC	4/21/1997	00127530000424	0012753	0000424
METRONORTH DEVELOPMENT INC	7/19/1996	00124450001635	0012445	0001635
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 ⁺
2025	\$248,430	\$55,000	\$303,430	\$303,430
2024	\$248,430	\$55,000	\$303,430	\$303,430
2023	\$236,764	\$55,000	\$291,764	\$280,551
2022	\$217,994	\$45,000	\$262,994	\$255,046
2021	\$190,017	\$45,000	\$235,017	\$231,860
2020	\$165,782	\$45,000	\$210,782	\$210,782

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.