



**Address:** [7689 REGAL LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 18455G-A-1  
**Subdivision:** HILLSIDE VILLAS ADDITION  
**Neighborhood Code:** 3M120L

**Latitude:** 32.8599720727  
**Longitude:** -97.216331871  
**TAD Map:** 2084-432  
**MAPSCO:** TAR-038W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HILLSIDE VILLAS ADDITION  
Block A Lot 1 PLAT D220055004

**Jurisdictions:**  
CITY OF N RICHLAND HILLS (018)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
BIRDEVILLE ISD (902)

**State Code:** A  
**Year Built:** 2022  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$534,730  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800052536  
**Site Name:** HILLSIDE VILLAS ADDITION A 1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,890  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,869  
**Land Acres<sup>\*</sup>:** 0.1118  
**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:**  
MILLER NICHOLE DANIELLE  
MILLER ROY  
**Primary Owner Address:**  
7689 REGAL LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 11/17/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222272006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	8/27/2021	<a href="#">D221251612</a>		



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	\$449,730	\$85,000	\$534,730	\$534,730
2024	\$449,730	\$85,000	\$534,730	\$510,487
2023	\$379,079	\$85,000	\$464,079	\$464,079
2022	\$0	\$59,500	\$59,500	\$59,500
2021	\$0	\$59,500	\$59,500	\$59,500
0	\$0	\$0	\$0	\$0

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.