

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42632810

Address: 7689 REGAL LN

City: NORTH RICHLAND HILLS
Georeference: 18455G-A-1

Subdivision: HILLSIDE VILLAS ADDITION

Neighborhood Code: 3M120L

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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)

BIRDVILLE 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

Latitude: 32.8599720727

Longitude: -97.216331871

**TAD Map:** 2084-432 **MAPSCO:** TAR-038W

**Site Name:** HILLSIDE VILLAS ADDITION A 1 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,890
Percent Complete: 100%

Land Sqft\*: 4,869 Land Acres\*: 0.1118

Pool: N

+++ Rounded.

## 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

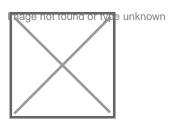
Deed Volume: Deed Page:

Instrument: D222272006

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	8/27/2021	D221251612		

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.