



Address: [7681 REGAL LN](#)
City: NORTH RICHLAND HILLS
Georeference: 18455G-A-3
Subdivision: HILLSIDE VILLAS ADDITION
Neighborhood Code: 3M120L

Latitude: 32.8597798674
Longitude: -97.2163050414
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 3 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
Protest Deadline Date: 5/24/2024

Site Number: 800052543
Site Name: HILLSIDE VILLAS ADDITION A 3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,536
Percent Complete: 100%
Land Sqft^{*}: 4,102
Land Acres^{*}: 0.0942
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:
MOOSA SALINA SHIRAZ
Primary Owner Address:
3537 SUMMERFIELD
PLANO, TX 75074

Deed Date: 10/21/2022
Deed Volume:
Deed Page:
Instrument: [D222254503](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	10/19/2021	D221308318		

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	\$402,175	\$85,000	\$487,175	\$487,175
2024	\$402,175	\$85,000	\$487,175	\$487,175
2023	\$339,161	\$85,000	\$424,161	\$424,161
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

There are no exemptions for this property

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.