



Address: [7633 REGAL LN](#)
City: NORTH RICHLAND HILLS
Georeference: 18455G-A-7
Subdivision: HILLSIDE VILLAS ADDITION
Neighborhood Code: 3M120L

Latitude: 32.8596543578
Longitude: -97.2167595005
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 7 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
Protest Deadline Date: 5/24/2024

Site Number: 800052508
Site Name: HILLSIDE VILLAS ADDITION A 7
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,919
Percent Complete: 100%
Land Sqft^{*}: 4,025
Land Acres^{*}: 0.0924
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:
NAWAZ AFRAZ ALI
NAWAZ MUNEERA ALI
Primary Owner Address:
324 RIDGEWOOD DR
LEWISVILLE, TX 75067

Deed Date: 1/30/2023
Deed Volume:
Deed Page:
Instrument: [D223015850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	10/21/2021	221310104		

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	\$454,080	\$85,000	\$539,080	\$539,080
2024	\$454,080	\$85,000	\$539,080	\$539,080
2023	\$365,000	\$85,000	\$450,000	\$450,000
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.