

Property Information | PDF

Account Number: 42633042

Address: 7652 REGAL LN

City: NORTH RICHLAND HILLS Georeference: 18455G-B-9

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 B Lot 9 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: 2021

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$470,773

Protest Deadline Date: 5/24/2024

Site Number: 800052526

Latitude: 32.8591997739

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

Longitude: -97.2162344539

**Site Name:** HILLSIDE VILLAS ADDITION B 9 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,426
Percent Complete: 100%

Land Sqft\*: 4,004 Land Acres\*: 0.0919

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:

LIN YU CHEN

**Primary Owner Address:** 

502 ANTLER DR

MANSFIELD, TX 76063-2496

**Deed Date:** 6/10/2022

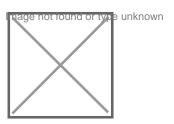
Deed Volume: Deed Page:

**Instrument:** D222149892

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	7/8/2021	D221197915		

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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	\$337,000	\$85,000	\$422,000	\$422,000
2024	\$385,773	\$85,000	\$470,773	\$405,900
2023	\$284,000	\$85,000	\$369,000	\$369,000
2022	\$107,034	\$85,000	\$192,034	\$192,034
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.