



Address: [7652 REGAL LN](#)
City: NORTH RICHLAND HILLS
Georeference: 18455G-B-9
Subdivision: HILLSIDE VILLAS ADDITION
Neighborhood Code: 3M120L

Latitude: 32.8591997739
Longitude: -97.2162344539
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 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
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.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
LIN YU CHEN
Primary Owner Address:
502 ANTLE 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		



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.

+ 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.