



**Address:** [7636 REGAL LN](#)  
**City:** NORTH RICHLAND HILLS  
**Georeference:** 18455G-B-13  
**Subdivision:** HILLSIDE VILLAS ADDITION  
**Neighborhood Code:** 3M120L

**Latitude:** 32.8592027333  
**Longitude:** -97.2167712363  
**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 13 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:** 2020

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800052531

**Site Name:** HILLSIDE VILLAS ADDITION B 13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,970

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,966

**Land Acres<sup>\*</sup>:** 0.0910

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

KIM SAM J

**Primary Owner Address:**

7636 REGAL LN  
NORTH RICHLAND HILLS, TX 76180

**Deed Date:** 5/17/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221140086](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINDSOR HOMES CUMBERLAND LLC	8/1/2020	<a href="#">D221089354CWD</a>		

## 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 <sup>+</sup>
2025	\$303,500	\$85,000	\$388,500	\$388,500
2024	\$303,500	\$85,000	\$388,500	\$388,500
2023	\$295,805	\$85,000	\$380,805	\$380,805
2022	\$279,425	\$85,000	\$364,425	\$364,425
2021	\$174,861	\$85,000	\$259,861	\$259,861
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.