



LOCATION

Address: [7917 REGENCY LN](#)
City: FORT WORTH
Georeference: 39315-1-5
Subdivision: SOUTH BROOK ADDITION
Neighborhood Code: 1E060B

Latitude: 32.6342796211
Longitude: -97.3261247506
TAD Map: 2048-352
MAPSCO: TAR-105J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SOUTH BROOK ADDITION
Block 1 Lot 5

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02794527

Site Name: SOUTH BROOK ADDITION-1-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,342

Percent Complete: 100%

Land Sqft^{*}: 12,268

Land Acres^{*}: 0.2816

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:

CHAVEZ MARIA

Primary Owner Address:

7917 REGENCY LN
FORT WORTH, TX 76134

Deed Date: 8/29/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211209369](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	3/3/2011	D211143134	0000000	0000000
CHASE HOME FINANCE LLC	3/1/2011	D211055889	0000000	0000000
WARRIOR VERONICA M	3/14/2003	00165110000311	0016511	0000311
RICHARD YVONNE R	8/29/1997	00128990000034	0012899	0000034
CASH ALAN B	6/21/1997	00128160000536	0012816	0000536
BATIE CATHERINE M	6/28/1994	00116360000160	0011636	0000160
MACK CLARK HOMES INC	6/23/1993	00111360000887	0011136	0000887
SOUTHBROOK PHASE I LTD	11/6/1992	00108470002346	0010847	0002346
CENTENNIAL HOMES INC	12/31/1900	00000000000000	0000000	0000000

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	\$0	\$0	\$0	\$0
2024	\$215,000	\$30,000	\$245,000	\$245,000
2023	\$201,000	\$30,000	\$231,000	\$231,000
2022	\$174,000	\$30,000	\$204,000	\$204,000
2021	\$145,405	\$30,000	\$175,405	\$175,405
2020	\$124,749	\$30,000	\$154,749	\$154,749

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.