



LOCATION

Address: [3740 REGENCY CIR](#)

City: FORT WORTH

Georeference: 33877J-1-11

Subdivision: REGENCY PLACE ADDN (FT W)

Neighborhood Code: 3K400D

Latitude: 32.8708786887

Longitude: -97.3009521114

TAD Map: 2060-436

MAPSCO: TAR-035V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: REGENCY PLACE ADDN (FT W) Block 1 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06908306

Site Name: REGENCY PLACE ADDN (FT W)-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,939

Percent Complete: 100%

Land Sqft^{*}: 6,191

Land Acres^{*}: 0.1421

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:

MA SHUSHU

Primary Owner Address:

21 WHISPERING WODS LN
BASKING RIDGE, NJ 07920

Deed Date: 12/18/2020

Deed Volume:

Deed Page:

Instrument: [D220333860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENAVIDES JOE A	6/28/2013	D213172385	0000000	0000000
HERRERA IRMA	4/26/2000	00143250000207	0014325	0000207
M E MOUNTAIN ENTERPRISES INC	8/31/1999	00140000000465	0014000	0000465
DARSONA ENTERPRISES INC	1/4/1999	00136030000154	0013603	0000154
METRONORTH DEVELOPMENT INC	4/11/1997	00127340000533	0012734	0000533
DAVIS-WINTERS INVESTMENTS LTD	1/1/1996	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	\$233,000	\$55,000	\$288,000	\$288,000
2023	\$238,000	\$55,000	\$293,000	\$293,000
2022	\$215,367	\$45,000	\$260,367	\$260,367
2021	\$195,368	\$45,000	\$240,368	\$240,368
2020	\$170,406	\$45,000	\$215,406	\$215,406

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

There are no exemptions for this property

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.