



**Address:** [748 REGENCY DR](#)  
**City:** HURST  
**Georeference:** 32950-3A-16  
**Subdivision:** PRESTONDALE ESTATES (HURST)  
**Neighborhood Code:** 3M020D

**Latitude:** 32.8662250556  
**Longitude:** -97.1854979894  
**TAD Map:** 2096-436  
**MAPSCO:** TAR-039S



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

## PROPERTY DATA

**Legal Description:** PRESTONDALE ESTATES  
(HURST) Block 3A Lot 16

**Jurisdictions:**

- CITY OF HURST (028)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- BIRDVILLE ISD (902)

**State Code:** A

**Year Built:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02255669

**Site Name:** PRESTONDALE ESTATES (HURST)-3A-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,650

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,200

**Land Acres<sup>\*</sup>:** 0.2112

**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:**  
FRANSEN MICHAEL C  
**Primary Owner Address:**  
748 REGENCY DR  
HURST, TX 76054-2323

**Deed Date:** 9/6/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212222600](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ MELISSA	5/8/2012	<a href="#">D212156424</a>	0000000	0000000
PEREZ JORGE	5/9/2011	<a href="#">D211127765</a>	0000000	0000000
DEUTSCHE BANK NATIONAL	2/1/2011	<a href="#">D211033229</a>	0000000	0000000
TRUEBLOOD MICHAEL SCOTT	5/21/2002	00159370000062	0015937	0000062
MOAK JOYCE W EST	7/20/1992	00107290000078	0010729	0000078
PARSONS RONNIE G;PARSONS WILLIE M	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$261,696	\$60,000	\$321,696	\$302,575
2023	\$257,004	\$60,000	\$317,004	\$275,068
2022	\$227,663	\$40,000	\$267,663	\$250,062
2021	\$202,027	\$40,000	\$242,027	\$227,329
2020	\$166,663	\$40,000	\$206,663	\$206,663

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.