



Address: [3789 REGENCY CIR](#)
City: FORT WORTH
Georeference: 33877J-2-16
Subdivision: REGENCY PLACE ADDN (FT W)
Neighborhood Code: 3K400D

Latitude: 32.8713156187
Longitude: -97.3026594312
TAD Map: 2060-436
MAPSCO: TAR-035V



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

PROPERTY DATA

Legal Description: REGENCY PLACE ADDN (FT W) Block 2 Lot 16

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: 1998

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06908624

Site Name: REGENCY PLACE ADDN (FT W)-2-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,678

Percent Complete: 100%

Land Sqft^{*}: 8,234

Land Acres^{*}: 0.1890

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:

SIKALASHINH PHILLIP
PRANY SANDRA

Deed Date: 5/24/2016

Deed Volume:

Deed Page:

Instrument: [D216112144](#)

Primary Owner Address:

3789 REGENCY CIR
FORT WORTH, TX 76137

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANLON BENJAMIN B	3/19/2013	D213070488	0000000	0000000
GREEN TANYA;GREEN TERRY E	10/9/1998	00134640000211	0013464	0000211
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	\$220,299	\$55,000	\$275,299	\$275,299
2023	\$210,022	\$55,000	\$265,022	\$256,219
2022	\$193,490	\$45,000	\$238,490	\$232,926
2021	\$167,607	\$45,000	\$212,607	\$211,751
2020	\$147,501	\$45,000	\$192,501	\$192,501

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.