



**Address:** [1609 FAGAN DR](#)  
**City:** BLUE MOUND  
**Georeference:** 37080-10-35  
**Subdivision:** SAGINAW PARK ADDITION  
**Neighborhood Code:** 2N2001

**Latitude:** 32.8572717216  
**Longitude:** -97.3424596463  
**TAD Map:** 2048-432  
**MAPSCO:** TAR-034Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SAGINAW PARK ADDITION  
Block 10 Lot 35 50% UNDIVIDED INTEREST  
**Jurisdictions:** **Site Number:** 02655845  
CITY OF BLUE MOUND (004)  
TARRANT COUNTY (220) **Site Name:** SAGINAW PARK ADDITION Block 10 Lot 35 50% UNDIVIDED INTEREST  
TARRANT COUNTY HOSPITAL (224) **Site Class:** A1 - Residential - Single Family  
TARRANT COUNTY COLLEGE (225) **Parcels:** 2  
EAGLE MTN-SAGINAW COLLEGE (225) **Approximate Size+++:** 1,243  
**State Code:** A **Percent Complete:** 100%  
**Year Built:** 1957 **Land Sqft\*:** 7,063  
**Personal Property Account:** N/A **Land Acres:** 0.1621  
**Agent:** None **Pool:** N  
**Notice Sent Date:**  
4/15/2025  
**Notice Value:** \$104,960  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
ALMENDAREZ BEATRICE  
**Primary Owner Address:**  
1609 FAGAN DR  
FORT WORTH, TX 76131  
**Deed Date:** 7/27/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224133062](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALMENDAREZ BEATRICE;PERRY VERONICA	7/26/2024	<a href="#">D224133062</a>		
LENOIR MELISSA	7/18/2024	<a href="#">D224133061</a>		
DAVIDSON CHARLES;LENOIR MELISSA	1/28/2024	<a href="#">D224016287</a>		
DAVIDSON CHARLES	9/2/2022	<a href="#">D222221415</a>		
BLAIR K V	12/31/1900	000000000000000	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	\$84,960	\$20,000	\$104,960	\$104,960
2024	\$76,000	\$20,000	\$96,000	\$96,000
2023	\$167,151	\$25,000	\$192,151	\$192,151
2022	\$125,694	\$25,000	\$150,694	\$108,739
2021	\$116,703	\$25,000	\$141,703	\$98,854
2020	\$98,453	\$25,000	\$123,453	\$89,867

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.