



Address: [7509 SAGEHILL CT](#)
City: FORT WORTH
Georeference: 25405-26-30
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6343168346
Longitude: -97.3583048685
TAD Map: 2042-352
MAPSCO: TAR-104K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOW CREEK #1 ADDITION
Block 26 Lot 30

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 1992

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05537754

Site Name: MEADOW CREEK #1 ADDITION-26-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,400

Percent Complete: 100%

Land Sqft^{*}: 7,026

Land Acres^{*}: 0.1612

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

JUAREZ DANIEL F
CHAVEZ JUANA C

Primary Owner Address:

7509 SAGEHILL CT
FORT WORTH, TX 76123

Deed Date: 12/1/2015

Deed Volume:

Deed Page:

Instrument: [D215270823](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------|-------------|-----------|
| SALDIVAR PEDRO S;SALDIVAR ROSA M | 3/1/2002 | 00155180000029 | 0015518 | 0000029 |
| MELLON MORTGAGE CO | 8/4/1998 | 00133620000081 | 0013362 | 0000081 |
| STORR LESTER III;STORR NANCY | 10/28/1992 | 00108300001083 | 0010830 | 0001083 |
| PULTE HOME CORP OF TEXAS | 11/22/1991 | 00104630001722 | 0010463 | 0001722 |
| DEPOSIT INS BRIDGE BANK | 5/2/1989 | 00096210000056 | 0009621 | 0000056 |
| J C NO 1 JOINT VENTURE | 1/1/1987 | 00088190000525 | 0008819 | 0000525 |
| CAMBRIDGE-SPYGLASS MEADOWCRK | 1/1/1984 | 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 | \$250,000 | \$35,000 | \$285,000 | \$285,000 |
| 2024 | \$262,000 | \$35,000 | \$297,000 | \$297,000 |
| 2023 | \$326,290 | \$35,000 | \$361,290 | \$305,631 |
| 2022 | \$242,846 | \$35,000 | \$277,846 | \$277,846 |
| 2021 | \$223,213 | \$35,000 | \$258,213 | \$258,213 |
| 2020 | \$182,748 | \$35,000 | \$217,748 | \$217,748 |

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.