



Address: [2725 SAGEHILL DR](#)
City: FORT WORTH
Georeference: 25405-27-3
Subdivision: MEADOW CREEK #1 ADDITION
Neighborhood Code: 4S350C

Latitude: 32.6339271725
Longitude: -97.3609374279
TAD Map: 2042-348
MAPSCO: TAR-104J



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 27 Lot 3

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$191,277

Protest Deadline Date: 5/24/2024

Site Number: 05538017

Site Name: MEADOW CREEK #1 ADDITION-27-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,826

Percent Complete: 100%

Land Sqft^{*}: 6,433

Land Acres^{*}: 0.1476

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:

VILLEGAS ARTURO

VILLEGAS TERESA

Primary Owner Address:

2725 SAGEHILL DR
FORT WORTH, TX 76123-1179

Deed Date: 3/13/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212066208](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	6/17/2011	D212015585	0000000	0000000
CITIMORTGAGE INC	6/7/2011	D211140868	0000000	0000000
CARTER ALANA	3/11/2003	00165220000192	0016522	0000192
CHAPMAN NEAL GREGORY	6/29/1992	00107110001900	0010711	0001900
CHAPMAN NEAL G;CHAPMAN VICKIE RH	12/27/1988	00094700000531	0009470	0000531
CENTEX REAL ESTATE CORP	10/31/1987	00091160000932	0009116	0000932
FOX & JACOBS INC	10/18/1985	00083450000015	0008345	0000015
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	\$156,277	\$35,000	\$191,277	\$175,856
2024	\$156,277	\$35,000	\$191,277	\$159,869
2023	\$171,661	\$35,000	\$206,661	\$145,335
2022	\$130,360	\$35,000	\$165,360	\$132,123
2021	\$121,368	\$35,000	\$156,368	\$120,112
2020	\$99,716	\$35,000	\$134,716	\$109,193

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.