



**Address:** [2625 SAGEHILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 25405-27-10  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6335828663  
**Longitude:** -97.3597478431  
**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 10

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$291,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05538165

**Site Name:** MEADOW CREEK #1 ADDITION-27-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,462

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,286

**Land Acres<sup>\*</sup>:** 0.1443

**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:**

PHILLIPS CHARNA DEE ANN

**Primary Owner Address:**

7440 CANDLERIDGE CIR #1404  
FORT WORTH, TX 76133

**Deed Date:** 3/5/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225037556](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHAN SHABNAM	1/28/2022	<a href="#">D222150089</a>		
BUTTS JILL C	4/24/2015	142-15-062439		
BUTTS DOANLD R;BUTTS JILL C	8/12/1992	00107390002191	0010739	0002191
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 <sup>+</sup>
2025	\$256,000	\$35,000	\$291,000	\$291,000
2024	\$256,000	\$35,000	\$291,000	\$291,000
2023	\$244,055	\$35,000	\$279,055	\$279,055
2022	\$232,445	\$35,000	\$267,445	\$234,626
2021	\$212,359	\$35,000	\$247,359	\$213,296
2020	\$170,963	\$35,000	\$205,963	\$193,905

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

There are no exemptions for this property

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.