



**Address:** [2704 MAEGEN CIR](#)  
**City:** FORT WORTH  
**Georeference:** 2776-1-2  
**Subdivision:** BLAIRBROOK FIELDS ADDITION  
**Neighborhood Code:** 1B030D

**Latitude:** 32.7405814619  
**Longitude:** -97.1829741968  
**TAD Map:** 2096-388  
**MAPSCO:** TAR-081E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BLAIRBROOK FIELDS  
ADDITION Block 1 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$270,307

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

**Site Number:** 40382095

**Site Name:** BLAIRBROOK FIELDS ADDITION-1-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,521

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,130

**Land Acres<sup>\*</sup>:** 0.1177

**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:**

ARNER MELVIN

ARNER MONICA

**Primary Owner Address:**

2704 MAEGEN CIR  
FORT WORTH, TX 76112

**Deed Date:** 3/4/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215063583](#)

| Previous Owners                   | Date       | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|------------|----------------------------|-------------|-----------|
| PENNYMAC HOLDINGS LLC             | 9/2/2014   | <a href="#">D214196600</a> |             |           |
| AGUILERA GERARDO JR;AGUILERA SARA | 12/27/2006 | <a href="#">D207004595</a> | 0000000     | 0000000   |
| HMH LIFESTYLES LP                 | 6/2/2006   | <a href="#">D206169874</a> | 0000000     | 0000000   |
| BRAEMORE CAPITAL LP               | 1/1/2003   | 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 | \$235,307          | \$35,000    | \$270,307    | \$208,435                    |
| 2024 | \$235,307          | \$35,000    | \$270,307    | \$189,486                    |
| 2023 | \$183,601          | \$35,000    | \$218,601    | \$172,260                    |
| 2022 | \$121,600          | \$35,000    | \$156,600    | \$156,600                    |
| 2021 | \$122,169          | \$35,000    | \$157,169    | \$157,169                    |
| 2020 | \$125,910          | \$35,000    | \$160,910    | \$160,910                    |

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.