



Address: [2752 MAEGEN CIR](#)
City: FORT WORTH
Georeference: 2776-1-14
Subdivision: BLAIRBROOK FIELDS ADDITION
Neighborhood Code: 1B030D

Latitude: 32.7396898454
Longitude: -97.1841504108
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 14

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: 5/1/2025
Notice Value: \$288,621
Protest Deadline Date: 5/24/2024

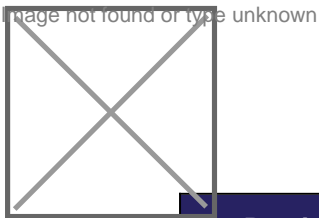
Site Number: 40382222
Site Name: BLAIRBROOK FIELDS ADDITION-1-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,645
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

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

OWNER INFORMATION

Current Owner:
NESTMAN PAM
Primary Owner Address:
2752 MAEGAN CIR
FORT WORTH, TX 76112

Deed Date: 3/18/2016
Deed Volume:
Deed Page:
Instrument: [D216057592](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRENTAM CORBYN	12/19/2006	D206402296	0000000	0000000
HMH LIFESTYLES LP	6/2/2006	D206169872	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 ⁺
2025	\$253,621	\$35,000	\$288,621	\$220,337
2024	\$253,621	\$35,000	\$288,621	\$200,306
2023	\$197,652	\$35,000	\$232,652	\$182,096
2022	\$130,542	\$35,000	\$165,542	\$165,542
2021	\$131,153	\$35,000	\$166,153	\$166,153
2020	\$135,169	\$35,000	\$170,169	\$170,169

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.