



Address: [2701 MAEGEN CIR](#)
City: FORT WORTH
Georeference: 2776-2-7
Subdivision: BLAIRBROOK FIELDS ADDITION
Neighborhood Code: 1B030D

Latitude: 32.7401766906
Longitude: -97.1827872961
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 2 Lot 7

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: \$490,215

Protest Deadline Date: 5/24/2024

Site Number: 40382303

Site Name: BLAIRBROOK FIELDS ADDITION-2-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,535

Percent Complete: 100%

Land Sqft^{*}: 5,912

Land Acres^{*}: 0.1357

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:

MENDOZA JESUS BANUELOS
MENDOZA CATALINA VALDEZ

Primary Owner Address:

112 FRANKLIN ST
SANTA ANA, CA 92703

Deed Date: 6/12/2018

Deed Volume:

Deed Page:

Instrument: [D218137126](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MENDOZA CATALINA VALDEZ;MENDOZA JESUS BANUELOS	6/12/2018	D218137126		
MENDOZA SAMUEL	7/6/2009	D209191182	0000000	0000000
MENDOZA CATALINA;MENDOZA JESUS	3/19/2007	D207098573	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	\$455,215	\$35,000	\$490,215	\$417,800
2024	\$455,215	\$35,000	\$490,215	\$348,167
2023	\$352,234	\$35,000	\$387,234	\$290,139
2022	\$228,763	\$35,000	\$263,763	\$263,763
2021	\$229,834	\$35,000	\$264,834	\$264,834
2020	\$236,873	\$35,000	\$271,873	\$271,873

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.