



Address: [2825 MAEGEN CIR](#)
City: FORT WORTH
Georeference: 2776-2-8
Subdivision: BLAIRBROOK FIELDS ADDITION
Neighborhood Code: 1B030D

Latitude: 32.7398886581
Longitude: -97.1827873034
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 8

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: \$271,440

Protest Deadline Date: 5/15/2025

Site Number: 40382311

Site Name: BLAIRBROOK FIELDS ADDITION-2-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,532

Percent Complete: 100%

Land Sqft^{*}: 6,137

Land Acres^{*}: 0.1408

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:

O'LEARY JORDAN M

Primary Owner Address:

2825 MAEGEN CIR
FORT WORTH, TX 76112-7434

Deed Date: 8/10/2016

Deed Volume:

Deed Page:

Instrument: [D216182614](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HEREDIA REBECCA H;HEREDIA SYLVIA	3/14/2007	D207093891	0000000	0000000
HMH LIFESTYLES LP	6/2/2006	D206169874	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	\$236,440	\$35,000	\$271,440	\$209,172
2024	\$236,440	\$35,000	\$271,440	\$190,156
2023	\$184,470	\$35,000	\$219,470	\$172,869
2022	\$122,154	\$35,000	\$157,154	\$157,154
2021	\$122,726	\$35,000	\$157,726	\$157,726
2020	\$126,484	\$35,000	\$161,484	\$161,484

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.