

Image not found or type unknown



Address: [2817 MAEGEN CIR](#)
City: FORT WORTH
Georeference: 2776-2-10
Subdivision: BLAIRBROOK FIELDS ADDITION
Neighborhood Code: 1B030D

Latitude: 32.7398922361
Longitude: -97.1831132994
TAD Map: 2096-388
MAPSCO: TAR-081E



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

PROPERTY DATA

Legal Description: BLAIRBROOK FIELDS
ADDITION Block 2 Lot 10

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: 40382346

Site Name: BLAIRBROOK FIELDS ADDITION-2-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,521

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

MOLENDAS DAVID C

Primary Owner Address:

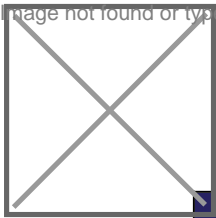
2817 MAEGEN CIR
FORT WORTH, TX 76112-7434

Deed Date: 10/23/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206344183](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$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.