



**Address:** [2813 MAEGEN CIR](#)  
**City:** FORT WORTH  
**Georeference:** 2776-2-11  
**Subdivision:** BLAIRBROOK FIELDS ADDITION  
**Neighborhood Code:** 1B030D

**Latitude:** 32.739893026  
**Longitude:** -97.1832703568  
**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 11

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$287,571

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

**Site Number:** 40382354

**Site Name:** BLAIRBROOK FIELDS ADDITION-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,637

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**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:**

BATAYOLA GERALD

**Primary Owner Address:**

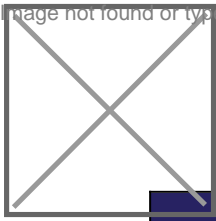
2813 MAEGEN CIR  
FORT WORTH, TX 76112-7434

**Deed Date:** 9/18/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212231433](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALLACE-LITTEKEN BILLYANA	5/4/2007	<a href="#">D207158376</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	\$252,571	\$35,000	\$287,571	\$287,571
2024	\$252,571	\$35,000	\$287,571	\$278,119
2023	\$196,766	\$35,000	\$231,766	\$231,766
2022	\$129,856	\$35,000	\$164,856	\$164,856
2021	\$130,461	\$35,000	\$165,461	\$165,461
2020	\$134,178	\$35,000	\$169,178	\$169,178

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.