



**Address:** [7541 BLUE SAGE CIR](#)  
**City:** FORT WORTH  
**Georeference:** 25405-6-11  
**Subdivision:** MEADOW CREEK #1 ADDITION  
**Neighborhood Code:** 4S350C

**Latitude:** 32.6328135432  
**Longitude:** -97.3624652097  
**TAD Map:** 2042-348  
**MAPSCO:** TAR-104J



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

## PROPERTY DATA

**Legal Description:** MEADOW CREEK #1 ADDITION  
Block 6 Lot 11

**Jurisdictions:**

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- CROWLEY ISD (912)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01704273

**Site Name:** MEADOW CREEK #1 ADDITION-6-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,919

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,657

**Land Acres<sup>\*</sup>:** 0.1757

**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:**  
CERVANTES MARTIN MELCHOR EST  
**Primary Owner Address:**  
7541 BLUE SAGE CIR  
FORT WORTH, TX 76123-1085

**Deed Date:** 11/23/2011  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211292094](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MORTGAGE ASSC	4/5/2011	<a href="#">D211084739</a>	0000000	0000000
GORDON MARVIN E	9/30/2002	00160290000214	0016029	0000214
JACOB JOHN	3/15/2002	00155590000361	0015559	0000361
FIRST NATIONWIDE MORTGAGE CORP	11/6/2001	00152550000179	0015255	0000179
HENSON BERNARD W JR;HENSON WANDA J	3/5/1996	00122970000772	0012297	0000772
HOBBS JANICE S;HOBBS RAYMOND L	1/10/1986	00084240000956	0008424	0000956
JAMES A SAMMON;JAMES A SAMMON TR,ETAL	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$246,826	\$35,000	\$281,826	\$249,515
2023	\$266,219	\$35,000	\$301,219	\$207,929
2022	\$198,338	\$35,000	\$233,338	\$189,026
2021	\$181,402	\$35,000	\$216,402	\$171,842
2020	\$146,375	\$35,000	\$181,375	\$156,220

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

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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.