

Account Number: 41050444

Address: 2052 BEACON WAY

City: FORT WORTH

**Georeference:** 16945-17-15R

Subdivision: HAMLET ADDITION-FORT WORTH

Neighborhood Code: 1E030D

**Latitude:** 32.6214693629 **Longitude:** -97.2940010605

**TAD Map:** 2060-344 **MAPSCO:** TAR-106N





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

## PROPERTY DATA

Legal Description: HAMLET ADDITION-FORT

WORTH Block 17 Lot 15R

Jurisdictions:

CITY OF FORT WORTH (026)

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904)

State Code: A Year Built: 2014

Personal Property Account: N/A

Agent: None

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

**Site Number:** 41050444

Site Name: HAMLET ADDITION-FORT WORTH-17-15R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,558
Percent Complete: 100%

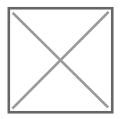
**Land Sqft\***: 5,663 **Land Acres\***: 0.1300

Pool: N

+++ Rounded

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



## **OWNER INFORMATION**

**Current Owner:** 

HERNANDEZ JUAN D Deed Date: 11/3/2014

ARIAS TERESA

Deed Volume:

Primary Owner Address:
2052 BEACON WAY

Deed Page:

FORT WORTH, TX 76140 Instrument: CW D224168995

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVERMAN HOMES LLC	1/3/2013	D213134498	0000000	0000000
WOODHAVEN NATIONAL BANK	1/1/2013	D213123750	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2006	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	\$240,066	\$33,978	\$274,044	\$235,070
2023	\$257,047	\$45,000	\$302,047	\$213,700
2022	\$196,832	\$35,000	\$231,832	\$194,273
2021	\$141,612	\$35,000	\$176,612	\$176,612
2020	\$147,364	\$35,000	\$182,364	\$165,471

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.