



**Address:** [2009 BEACON WAY](#)  
**City:** FORT WORTH  
**Georeference:** 16945-7R1-9  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6226009646  
**Longitude:** -97.2947735212  
**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 7R1 Lot 9

**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:** 2006

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (0088)N

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

**Site Number:** 41051130

**Site Name:** HAMLET ADDITION-FORT WORTH-7R1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,957

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,227

**Land Acres<sup>\*</sup>:** 0.1199

<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:**

DINH KHUYEN

**Primary Owner Address:**

6867 ENSENADA  
GRAND PRAIRIE, TX 75054

**Deed Date:** 10/19/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215238196](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARVICK JOSEPH L;HARVICK LAINEY	5/23/2011	<a href="#">D211126888</a>	0000000	0000000
MOVING DAY PROPERTIES LLC	3/14/2008	<a href="#">D208135804</a>	0000000	0000000
HERTZKE JARED LEE	8/6/2007	<a href="#">D207292059</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$251,659	\$31,362	\$283,021	\$283,021
2023	\$277,000	\$45,000	\$322,000	\$322,000
2022	\$235,800	\$35,000	\$270,800	\$270,800
2021	\$141,153	\$35,000	\$176,153	\$176,153
2020	\$141,237	\$35,000	\$176,237	\$176,237

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.