



Address: [2017 BEACON WAY](#)
City: FORT WORTH
Georeference: 16945-7R1-11
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6225346071
Longitude: -97.2944371579
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 11

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: 2007

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 41051157

Site Name: HAMLET ADDITION-FORT WORTH-7R1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,664

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1199

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:
SFR JV-1 2021-1 BORROWER LLC
Primary Owner Address:
1508 BROOKHOLLOW DR
SANTA ANA, CA 92702

Deed Date: 11/9/2021
Deed Volume:
Deed Page:
Instrument: [D221332228](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-1 PROPERTY LLC	12/23/2020	D220342285		
SPH PROPERTY ONE LLC	12/1/2020	D220316260		
RODGERS GEORGE	6/11/2015	D215125823		
COONTS JAYME R	6/12/2009	D209160680	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	\$236,032	\$31,362	\$267,394	\$267,394
2023	\$244,383	\$45,000	\$289,383	\$289,383
2022	\$199,255	\$35,000	\$234,255	\$234,255
2021	\$139,125	\$35,000	\$174,125	\$174,125
2020	\$139,125	\$35,000	\$174,125	\$166,835

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.