

## LOCATION

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**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



Google Map or type unknown

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

## PROPERTY DATA

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**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)

**Site Number:** 41050444

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,558

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**Pool:** N

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

<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

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**Current Owner:**

HERNANDEZ JUAN D

ARIAS TERESA

**Primary Owner Address:**

2052 BEACON WAY

FORT WORTH, TX 76140

**Deed Date:** 11/3/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** CW D224168995

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EVERMAN HOMES LLC	1/3/2013	<a href="#">D213134498</a>	0000000	0000000
WOODHAVEN NATIONAL BANK	1/1/2013	<a href="#">D213123750</a>	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2006	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	\$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.

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

## 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.