



LOCATION

Address: [2040 BEACON WAY](#)

City: FORT WORTH

Georeference: 16945-17-18R

Subdivision: HAMLET ADDITION-FORT WORTH

Neighborhood Code: 1E030D

Latitude: 32.6219032669

Longitude: -97.2940394558

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

Legal Description: HAMLET ADDITION-FORT WORTH Block 17 Lot 18R

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: 41050479

Site Name: HAMLET ADDITION-FORT WORTH-17-18R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,104

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

Pool: N

State Code: A

Year Built: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ 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	5/8/2021	D221132455		
SAIAS KEREN	10/27/2017	D217250845		
ENDEAVOR WALL HOMES LLC	2/29/2016	D216045002		
RISINGER DEVELOPMENT LLC	2/4/2016	D216023829		
GLOBAL UNIVERSAL INC	12/23/2015	D215286334		
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	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$282,244	\$36,588	\$318,832	\$318,832
2023	\$303,560	\$45,000	\$348,560	\$348,560
2022	\$238,205	\$35,000	\$273,205	\$273,205
2021	\$181,213	\$35,000	\$216,213	\$216,213
2020	\$148,800	\$35,000	\$183,800	\$183,800

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.