



## LOCATION

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**Address:** [9013 BEACON CT](#)  
**City:** FORT WORTH  
**Georeference:** 16945-17-22  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6215871405  
**Longitude:** -97.2945041852  
**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 22

**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:** None

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

**Site Number:** 41050517

**Site Name:** HAMLET ADDITION-FORT WORTH-17-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,472

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,890

**Land Acres<sup>\*</sup>:** 0.2500

**Pool:** N

+++ Rounded.

\* 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:**

MADIGAN ROBERT  
MADIGAN MARIA R

**Primary Owner Address:**

4374 BOCA BAY DR  
DALLAS, TX 75244

**Deed Date:** 4/30/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209128659](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LASALLE BANK NATIONAL ASSOC	2/3/2009	<a href="#">D209034821</a>	0000000	0000000
QUICHOCHO MICHAEL;QUICHOCHO NANCY	7/7/2006	<a href="#">D206220938</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	\$199,110	\$45,890	\$245,000	\$245,000
2023	\$232,000	\$45,000	\$277,000	\$277,000
2022	\$182,189	\$35,000	\$217,189	\$217,189
2021	\$102,000	\$35,000	\$137,000	\$137,000
2020	\$102,000	\$35,000	\$137,000	\$137,000

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.