



LOCATION

Address: [2013 BEACON WAY](#)
City: FORT WORTH
Georeference: 16945-7R1-10
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6225675035
Longitude: -97.294604901
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 7R1 Lot 10

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: 41051149
Site Name: HAMLET ADDITION-FORT WORTH-7R1-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,730
Percent Complete: 100%
Land Sqft^{*}: 5,227
Land Acres^{*}: 0.1199
Pool: N

State Code: A

Year Built: 2006

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:

NGUYEN KEN
NGUYEN LISA TRAN

Primary Owner Address:

6919 SNOWY OWL ST
ARLINGTON, TX 76002-3399

Deed Date: 12/17/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212311094](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SLOLEY VERONICA	12/22/2006	D207001379	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2006	0000000000000000	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	\$264,605	\$31,362	\$295,967	\$295,967
2023	\$265,000	\$45,000	\$310,000	\$310,000
2022	\$212,000	\$35,000	\$247,000	\$247,000
2021	\$130,000	\$35,000	\$165,000	\$165,000
2020	\$130,000	\$35,000	\$165,000	\$165,000

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.