



LOCATION

Address: [2021 BEACON WAY](#)

City: FORT WORTH

Georeference: 16945-7R1-12

Subdivision: HAMLET ADDITION-FORT WORTH

Neighborhood Code: 1E030D

Latitude: 32.622501862

Longitude: -97.2942695119

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 12

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: 41051165

Site Name: HAMLET ADDITION-FORT WORTH-7R1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,756

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:

MORALES JUAN

MORALES M D SALINAS

Primary Owner Address:

2021 BEACON WAY

FORT WORTH, TX 76140

Deed Date: 8/26/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209252986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AURORA LOAN SERVICES LLC	1/6/2009	D209007505	0000000	0000000
FLOWERS ANDEEN A	5/29/2007	D207193193	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	\$228,638	\$31,362	\$260,000	\$260,000
2023	\$290,841	\$45,000	\$335,841	\$335,841
2022	\$222,282	\$35,000	\$257,282	\$257,282
2021	\$133,279	\$35,000	\$168,279	\$168,279
2020	\$105,000	\$35,000	\$140,000	\$140,000

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

- 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.