



LOCATION

Address: [2037 BEACON WAY](#)

City: FORT WORTH

Georeference: 16945-7R1-16

Subdivision: HAMLET ADDITION-FORT WORTH

Neighborhood Code: 1E030D

Latitude: 32.6221267394

Longitude: -97.2936198265

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 16

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: 41051211

Site Name: HAMLET ADDITION-FORT WORTH-7R1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,810

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:

MUNOZ JUAN J

MUNOZ ARACELI T

Primary Owner Address:

2037 BEACON WAY

FORT WORTH, TX 76140-5143

Deed Date: 4/20/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209108531](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| COUNTRYWIDE HOME LOANS INC | 8/5/2008 | D209099075 | 0000000 | 0000000 |
| AUSTIN BILLY H JR;AUSTIN DONNA | 11/16/2006 | D206367846 | 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 | \$282,361 | \$43,276 | \$325,637 | \$200,897 |
| 2023 | \$302,584 | \$45,000 | \$347,584 | \$182,634 |
| 2022 | \$231,018 | \$35,000 | \$266,018 | \$166,031 |
| 2021 | \$165,367 | \$35,000 | \$200,367 | \$150,937 |
| 2020 | \$166,151 | \$35,000 | \$201,151 | \$137,215 |

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.