



Address: [1816 BEACON WAY](#)
City: FORT WORTH
Georeference: 39340-12-10
Subdivision: SOUTH CREEK 1ST FILING ADDN
Neighborhood Code: 1E030E

Latitude: 32.6225404561
Longitude: -97.297224566
TAD Map: 2060-344
MAPSCO: TAR-105R



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SOUTH CREEK 1ST FILING
ADDN Block 12 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: 02798662

Site Name: SOUTH CREEK 1ST FILING ADDN Block 12 Lot 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,444

Percent Complete: 100%

Land Sqft^{*}: 6,883

Land Acres^{*}: 0.1580

Pool: N

State Code: A

Year Built: 1981

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MORENO JOHN
SUAREZ SONIA

Primary Owner Address:

1816 BEACON WAY
FORT WORTH, TX 76140

Deed Date: 9/23/2022

Deed Volume:

Deed Page:

Instrument: [D222237293](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IRVIN CONSTRUCTION LLC	5/23/2022	D222133674		
CASH HOUSE BUYERS USA LLC	5/20/2022	D222132924		
BOND TOMMY J;JEFFERSON TABITHA B;WHIPPLE REXFORD J III;WHIPPLE ROBERT E	3/18/2022	D222132925		
BOND LINDA K	12/22/2019	D220029897		
BOND LINDA K;WHIPPLE ROBERT E	12/21/2019	D220029897		
THOMPSON MARY K	10/15/1998	00134770000404	0013477	0000404
DUNKLE KIMBERLY R;DUNKLE M A	3/27/1998	00131440000375	0013144	0000375
BRITTON CHRYSTAL;BRITTON MARK A	9/2/1986	00086690000019	0008669	0000019
COLONIAL SAVINGS & LOAN ASSN	4/10/1986	00085140000399	0008514	0000399
RETTKE DEANNA L	12/31/1900	00000000000000	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	\$179,473	\$48,181	\$227,654	\$227,654
2024	\$230,622	\$41,298	\$271,920	\$266,552
2023	\$103,660	\$17,500	\$121,160	\$121,160
2022	\$61,651	\$17,500	\$79,151	\$67,100
2021	\$43,500	\$17,500	\$61,000	\$61,000
2020	\$43,500	\$17,500	\$61,000	\$61,000

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

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- 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.