



**Address:** [1801 BEACON WAY](#)  
**City:** FORT WORTH  
**Georeference:** 13280-6R-1  
**Subdivision:** EVERMAN PARK SOUTH ADDITION  
**Neighborhood Code:** 1E030E

**Latitude:** 32.6230575673  
**Longitude:** -97.2982369537  
**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:** EVERMAN PARK SOUTH  
ADDITION Block 6R Lot 1

**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:** 1981

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04731387

**Site Name:** EVERMAN PARK SOUTH ADDITION-6R-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,446

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,812

**Land Acres<sup>\*</sup>:** 0.2482

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

RAMIREZ JULIO CESAR ROJAS

**Primary Owner Address:**

3214 W PETERSON DR  
FORT WORTH, TX 76140

**Deed Date:** 5/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223083593](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUNNY ISLAND VENTURES LLC	12/4/2020	<a href="#">D220324450</a>		
RAINTREE ASSET MANAGEMENT SERIES LLC	10/15/2020	<a href="#">D220270821</a>		
ROWLAND LINDY	6/19/2015	<a href="#">D215141103</a>		
MEMPHIS INVEST GP	3/9/2015	<a href="#">D215050503</a>		
LIPPMAN JASON	11/30/2007	<a href="#">D207451783</a>	0000000	0000000
HOMETEX AFW LLC	6/13/2007	<a href="#">D207219769</a>	0000000	0000000
DEUTSCHE BANK NATIONAL TR CO	3/6/2007	<a href="#">D207085509</a>	0000000	0000000
STANLEY CURTIS L;STANLEY PAULINE	6/4/1998	00132620000473	0013262	0000473
HOME AMERICA INC	5/14/1998	00132280000503	0013228	0000503
OCWEN FED BANK FSB	2/3/1998	00130780000093	0013078	0000093
BARTON WENDY	12/8/1993	00113680000606	0011368	0000606
BOWIE RONALD;BOWIE WENDY BARTON	12/3/1986	00087670001759	0008767	0001759
AKOWUAH ADELAIDE;AKOWUAH KESSIE N	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 <sup>+</sup>
2025	\$200,705	\$45,812	\$246,517	\$246,517
2024	\$200,705	\$45,812	\$246,517	\$246,517
2023	\$181,767	\$35,000	\$216,767	\$216,767
2022	\$137,144	\$35,000	\$172,144	\$172,144
2021	\$102,701	\$35,000	\$137,701	\$137,701
2020	\$103,550	\$35,000	\$138,550	\$138,550

Pending indicates that the property record has not yet been completed for the indicated tax year.

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## EXEMPTIONS / SPECIAL APPRAISAL

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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.