



Address: [2113 BEACON WAY](#)
City: FORT WORTH
Georeference: 16945-7-2R
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6206223014
Longitude: -97.2934030474
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 7 Lot 2R

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: 2006
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (00988): N
Protest Deadline Date: 5/24/2024

Site Number: 41050169
Site Name: HAMLET ADDITION-FORT WORTH-7-2R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,802
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1699

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

OWNER INFORMATION

Current Owner:
SEVEN POINTS BORROWER LLC
Primary Owner Address:
PO BOX 4090
SCOTTSDALE, AZ 85261

Deed Date: 6/3/2022
Deed Volume:
Deed Page:
Instrument: [D222144493](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FERRERA LISA;FERRERA STEVE	8/24/2017	D217208068		
HANCOCK MARTHA A;HANCOCK TOMMY J	5/9/2016	D216098660		
BRITTON-DIKES DEBORAH	5/28/2009	D209147247	0000000	0000000
ACT PROPERTIES LLC	4/8/2009	D209094992	0000000	0000000
FLOWERS ANDEEN A	5/24/2007	D207190715	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	\$192,908	\$42,405	\$235,313	\$235,313
2024	\$241,879	\$42,405	\$284,284	\$284,284
2023	\$280,000	\$45,000	\$325,000	\$325,000
2022	\$196,000	\$35,000	\$231,000	\$231,000
2021	\$131,391	\$35,000	\$166,391	\$166,391
2020	\$132,504	\$35,000	\$167,504	\$167,504

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.