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Address: [2101 BEACON WAY](#)
City: FORT WORTH
Georeference: 16945-7-5R
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6210474382
Longitude: -97.2934041077
TAD Map: 2060-344
MAPSCO: TAR-106N



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

PROPERTY DATA

Legal Description: HAMLET ADDITION-FORT WORTH Block 7 Lot 5R

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: None

Notice Sent Date: 5/1/2025

Notice Value: \$295,562

Protest Deadline Date: 5/24/2024

Site Number: 41050193

Site Name: HAMLET ADDITION-FORT WORTH-7-5R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,705

Percent Complete: 100%

Land Sqft^{*}: 6,098

Land Acres^{*}: 0.1399

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GUERRERO JUAN

GUERRERO ESTHER

Primary Owner Address:

2101 BEACON WAY
FORT WORTH, TX 76140-5175

Deed Date: 8/13/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212198716](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	7/3/2012	D212186590	0000000	0000000
SAMALOT LORRIE;SAMALOT RICHARD	11/26/2007	D207440210	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	\$258,974	\$36,588	\$295,562	\$215,020
2024	\$258,974	\$36,588	\$295,562	\$195,473
2023	\$277,453	\$45,000	\$322,453	\$177,703
2022	\$212,077	\$35,000	\$247,077	\$161,548
2021	\$152,106	\$35,000	\$187,106	\$146,862
2020	\$152,800	\$35,000	\$187,800	\$133,511

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.