



Address: [2044 BEACON WAY](#)
City: FORT WORTH
Georeference: 16945-17-17R
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.621744677
Longitude: -97.2940461421
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 17 Lot 17R

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: 4/15/2025
Notice Value: \$256,232
Protest Deadline Date: 5/24/2024

Site Number: 41050460
Site Name: HAMLET ADDITION-FORT WORTH-17-17R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,472
Percent Complete: 100%
Land Sqft^{*}: 5,663
Land Acres^{*}: 0.1300
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:
DELIN PRIMITIVA
Primary Owner Address:
2044 BEACON WAY
FORT WORTH, TX 76140-5144

Deed Date: 10/4/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206318211](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS FRAMING CONTRACTORS INC	1/1/2006	0000000000000000	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	\$222,254	\$33,978	\$256,232	\$198,420
2024	\$222,254	\$33,978	\$256,232	\$180,382
2023	\$238,050	\$45,000	\$283,050	\$163,984
2022	\$182,189	\$35,000	\$217,189	\$149,076
2021	\$130,947	\$35,000	\$165,947	\$135,524
2020	\$131,519	\$35,000	\$166,519	\$123,204

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.