



**Address:** [2020 BEACON WAY](#)  
**City:** FORT WORTH  
**Georeference:** 16945-17-20R  
**Subdivision:** HAMLET ADDITION-FORT WORTH  
**Neighborhood Code:** 1E030D

**Latitude:** 32.6220607003  
**Longitude:** -97.2943542479  
**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 20R

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41050495  
**Site Name:** HAMLET ADDITION-FORT WORTH-17-20R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,622  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,098  
**Land Acres<sup>\*</sup>:** 0.1399  
**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:**  
BUSTILLOS RODRIGUEZ ADA LUZ  
**Primary Owner Address:**  
2020 BEACON WAY  
FORT WORTH, TX 76140

**Deed Date:** 4/4/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223055732](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUSTILLOS MARIA;BUSTILLOS RODRIGUEZ ADA LUZ	4/3/2023	<a href="#">D223055734</a>		
BUSTILLOS ESTEBAN;BUSTILLOS MARIA	2/19/2016	<a href="#">D216034013</a>		
EVERMAN HOMES LLC	1/3/2013	<a href="#">D213134498</a>	0000000	0000000
WOODHAVEN NATIONAL BANK	1/1/2013	<a href="#">D213123750</a>	0000000	0000000
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 <sup>+</sup>
2025	\$231,412	\$36,588	\$268,000	\$268,000
2024	\$231,412	\$36,588	\$268,000	\$268,000
2023	\$257,300	\$45,000	\$302,300	\$302,300
2022	\$233,420	\$35,000	\$268,420	\$268,420
2021	\$182,271	\$35,000	\$217,271	\$217,271
2020	\$187,606	\$35,000	\$222,606	\$222,606

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.