



Address: [9012 BEACON CT](#)
City: FORT WORTH
Georeference: 16945-17-23
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6216156881
Longitude: -97.2948316654
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 23

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: \$330,865

Protest Deadline Date: 5/24/2024

Site Number: 41050525

Site Name: HAMLET ADDITION-FORT WORTH-17-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,810

Percent Complete: 100%

Land Sqft^{*}: 13,504

Land Acres^{*}: 0.3100

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:

SMITH BRANDI M

Primary Owner Address:

9012 BEACON CT
FORT WORTH, TX 76140-5176

Deed Date: 2/6/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209046836](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AH4R-TX2 LLC	10/14/2008	D208403462	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/7/2008	D208392955	0000000	0000000
MCKINNEY KENNETH	11/1/2006	D206353255	0000000	0000000
WELLS FRAMING CONTRACTORS INC	1/1/2006	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 ⁺
2025	\$238,496	\$48,504	\$287,000	\$220,987
2024	\$282,361	\$48,504	\$330,865	\$200,897
2023	\$255,000	\$45,000	\$300,000	\$182,634
2022	\$231,018	\$35,000	\$266,018	\$166,031
2021	\$165,367	\$35,000	\$200,367	\$150,937
2020	\$166,151	\$35,000	\$201,151	\$137,215

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.