



**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<sup>+++</sup>:** 1,810

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,504

**Land Acres<sup>\*</sup>:** 0.3100

**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:**

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	<a href="#">D208403462</a>	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	10/7/2008	<a href="#">D208392955</a>	0000000	0000000
MCKINNEY KENNETH	11/1/2006	<a href="#">D206353255</a>	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 <sup>+</sup>
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.