



Address: [9008 BEACON CT](#)
City: FORT WORTH
Georeference: 16945-17-24
Subdivision: HAMLET ADDITION-FORT WORTH
Neighborhood Code: 1E030D

Latitude: 32.6218232629
Longitude: -97.2949672496
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 24

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: \$334,690

Protest Deadline Date: 5/24/2024

Site Number: 41050533

Site Name: HAMLET ADDITION-FORT WORTH-17-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,910

Percent Complete: 100%

Land Sqft^{*}: 9,583

Land Acres^{*}: 0.2199

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:

THAWNG LAI THA
MANA THANG
NAING HLU

Primary Owner Address:

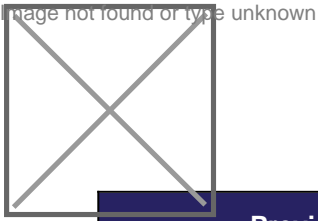
9008 BEACON CT
FORT WORTH, TX 76140

Deed Date: 8/5/2021

Deed Volume:

Deed Page:

Instrument: [D221235349](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON WENDY	10/5/2006	D206333842	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	\$290,107	\$44,583	\$334,690	\$334,690
2024	\$290,107	\$44,583	\$334,690	\$329,495
2023	\$310,900	\$45,000	\$355,900	\$299,541
2022	\$237,310	\$35,000	\$272,310	\$272,310
2021	\$169,802	\$35,000	\$204,802	\$156,783
2020	\$170,613	\$35,000	\$205,613	\$142,530

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.