

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42725401

Latitude: 32.6216073496

MAPSCO: TAR-106N

TAD Map:

Longitude: -97.2940179823

Address: 2048 BEACON WAY

City: FORT WORTH

Georeference: 16945-17-16R

Subdivision: HAMLET ADDITION-FORT WORTH

Neighborhood Code: 1E030D

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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: HAMLET ADDITION-FORT WORTH Block 17 Lot 16R 50% UNDIVIDED

INTEREST Jurisdictions:

CITY OF FORT WORTH (026)
Site Number: 41050452

TARRANT REGIONAL WA ET ADDITION-FORT WORTH Block 17 Lot 16R 50% UNDIVIDED INTERE

TARRANT CSIGN Flass Shit Residential - Single Family

TARRANT COURAGE (225) EVERMAN ISApposoximate Size+++: 1,857 State Code: Apercent Complete: 100%

Year Built: 20Land Sqft\*: 5,663 Personal Property Accesinto NAMO Agent: PROP**PR** NAX LOCK (11667)

**Notice Sent** Date: 4/15/2025

**Notice Value: \$165,072** 

Protest Deadline Date: 5/24/2024

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

**BRUTON REVOCABLE TRUST** 

**Primary Owner Address:** 

2048 BEACON WAY

FORT WORTH, TX 76140

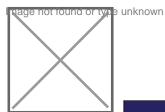
**Deed Date: 11/16/2022** 

**Deed Volume: Deed Page:** 

Instrument: D223029539

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURTON SANDRA	10/15/2021	D221313870		
WILKINS SHANNON	1/1/2019	D218074847		

# **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	\$148,083	\$16,989	\$165,072	\$165,072
2024	\$148,083	\$16,989	\$165,072	\$151,439
2023	\$139,126	\$22,500	\$161,626	\$126,199
2022	\$121,169	\$17,500	\$138,669	\$114,726
2021	\$86,796	\$17,500	\$104,296	\$104,296
2020	\$90,534	\$17,500	\$108,034	\$108,034

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.