



Address: [4228 NEGRIL CT](#)
City: FORT WORTH
Georeference: 28315-16-25
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8680502717
Longitude: -97.2921448963
TAD Map: 2060-436
MAPSCO: TAR-036S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: N BEACH VLG AT SUMMERFIELDS Block 16 Lot 25

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1997

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$255,280

Protest Deadline Date: 5/24/2024

Site Number: 06944906

Site Name: N BEACH VLG AT SUMMERFIELDS-16-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,412

Percent Complete: 100%

Land Sqft ^{*}: 5,130

Land Acres ^{*}: 0.1177

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:

DYDM IRREVOCABLE LIVING TRUST

Primary Owner Address:

4228 NEGRIL CT
FORT WORTH, TX 76137

Deed Date: 3/10/2025

Deed Volume:

Deed Page:

Instrument: [D225041342](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANSLER DARIN J;FANSLER YOLANDA	11/28/2000	00146420000186	0014642	0000186
GRAHAM ALYSON D;GRAHAM TIM D	12/20/1999	00141610000550	0014161	0000550
SEC OF HUD	8/4/1999	00139780000134	0013978	0000134
FIRST NATIONWIDE MTG CORP	8/3/1999	00139690000344	0013969	0000344
WORLEY SEANA LEANN	9/10/1998	00134560000365	0013456	0000365
WORLEY ILLA ETAL	10/31/1997	00129660000575	0012966	0000575
WOODHAVEN HOMES LLC	3/24/1997	00127180000730	0012718	0000730
ONE COUNTRY CREEK LTD PRTNSHP	1/1/1996	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	\$200,280	\$55,000	\$255,280	\$255,280
2024	\$200,280	\$55,000	\$255,280	\$241,756
2023	\$230,390	\$55,000	\$285,390	\$219,778
2022	\$169,798	\$30,000	\$199,798	\$199,798
2021	\$170,629	\$30,000	\$200,629	\$189,762
2020	\$142,511	\$30,000	\$172,511	\$172,511

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.