



Image not found or type unknown

Address: [4216 NEGRIL CT](#)
City: FORT WORTH
Georeference: 28315-16-28
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8680431366
Longitude: -97.2926564679
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 28

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: 1998

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$242,994

Protest Deadline Date: 5/24/2024

Site Number: 06944930

Site Name: N BEACH VLG AT SUMMERFIELDS-16-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,253

Percent Complete: 100%

Land Sqft ^{*}: 5,277

Land Acres ^{*}: 0.1211

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:

OSEGUEDA JESUS H

OSEGUEDA ALMA R

Primary Owner Address:

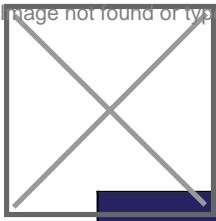
4216 NEGRIL CT
FORT WORTH, TX 76137-1730

Deed Date: 9/29/2000

Deed Volume: 0014546

Deed Page: 0000366

Instrument: 00145460000366



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRISCOE GABE;BRISCOE PRISCILLA	6/19/1998	00132970000037	0013297	0000037
WOODLAND WEST VILLAGE HOMES	11/4/1997	00129720000048	0012972	0000048
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	\$187,994	\$55,000	\$242,994	\$242,994
2024	\$187,994	\$55,000	\$242,994	\$229,258
2023	\$216,168	\$55,000	\$271,168	\$208,416
2022	\$159,469	\$30,000	\$189,469	\$189,469
2021	\$160,245	\$30,000	\$190,245	\$183,959
2020	\$144,431	\$30,000	\$174,431	\$167,235

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.