



**Address:** [4212 NEGRIL CT](#)  
**City:** FORT WORTH  
**Georeference:** 28315-16-29  
**Subdivision:** N BEACH VLG AT SUMMERFIELDS  
**Neighborhood Code:** 3K400I

**Latitude:** 32.8680907711  
**Longitude:** -97.2928794996  
**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 29

**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:** LAURA SELF (X0843)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06944949

**Site Name:** N BEACH VLG AT SUMMERFIELDS-16-29

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,457

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 8,600

**Land Acres** <sup>\*</sup>: 0.1974

**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:**

SELF MATTHEW C

**Primary Owner Address:**

9003 TIMBER OAKS DR  
FORT WORTH, TX 76179

**Deed Date:** 12/30/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219300655](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN SHIRLEY	8/20/2009	<a href="#">D209234301</a>	0000000	0000000
BANK OF NEW YORK MELLON	7/7/2009	<a href="#">D209192286</a>	0000000	0000000
ISLAM M T AHMED;ISLAM TANZINA	6/30/2005	<a href="#">D205191729</a>	0000000	0000000
ISLAM TANVIR U	3/4/2005	<a href="#">D205070615</a>	0000000	0000000
GENOVESE JOSEPH;GENOVESE SANDRA	7/14/2000	00144480000009	0014448	0000009
WOODDHAVEN HOMES LLC	9/12/1997	00129120000589	0012912	0000589
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 <sup>+</sup>
2025	\$144,000	\$55,000	\$199,000	\$199,000
2024	\$160,000	\$55,000	\$215,000	\$215,000
2023	\$236,437	\$55,000	\$291,437	\$291,437
2022	\$163,000	\$30,000	\$193,000	\$193,000
2021	\$95,000	\$30,000	\$125,000	\$125,000
2020	\$95,000	\$30,000	\$125,000	\$125,000

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

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.