



Address: [4209 NEGRIL CT](#)
City: FORT WORTH
Georeference: 28315-16-31
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8684910899
Longitude: -97.292912828
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 31

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

Protest Deadline Date: 5/24/2024

Site Number: 06944965

Site Name: N BEACH VLG AT SUMMERFIELDS-16-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,487

Percent Complete: 100%

Land Sqft ^{*}: 5,610

Land Acres ^{*}: 0.1287

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:

PISHON INVESTMENT TEXAS LLC

Primary Owner Address:

11816 INWOOD RD STE 3119
DALLAS, TX 75244

Deed Date: 8/17/2018

Deed Volume:

Deed Page:

Instrument: [D218184504](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMALL TIMOTHY	8/3/2017	D217181962		
MCLAIN BRIAN	12/12/2014	D214272821		
PATTERSON LACI	1/13/2012	D212024239	0000000	0000000
PATTERSON F SCARPELLO;PATTERSON LACI	5/31/2005	D205155116	0000000	0000000
O'SULLIVAN DANIEL;O'SULLIVAN MAUREE	4/17/1998	00131820000299	0013182	0000299
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	\$207,454	\$55,000	\$262,454	\$262,454
2024	\$207,454	\$55,000	\$262,454	\$262,454
2023	\$238,675	\$55,000	\$293,675	\$293,675
2022	\$175,832	\$30,000	\$205,832	\$205,832
2021	\$176,687	\$30,000	\$206,687	\$206,687
2020	\$159,156	\$30,000	\$189,156	\$189,156

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.