



Address: [4229 NEGRIL CT](#)
City: FORT WORTH
Georeference: 28315-16-36
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8684961291
Longitude: -97.292052485
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 36

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: \$320,432

Protest Deadline Date: 5/24/2024

Site Number: 06945023

Site Name: N BEACH VLG AT SUMMERFIELDS-16-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,876

Percent Complete: 100%

Land Sqft ^{*}: 6,748

Land Acres ^{*}: 0.1549

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:

GUNSTREAM MATTHEW DANIEL

Primary Owner Address:

4229 NIGRIL CT
FORT WORTH, TX 76137

Deed Date: 2/14/2025

Deed Volume:

Deed Page:

Instrument: [D225026615](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUNSTREAM JESSICA;GUNSTREAM MATTHEW DANIEL	10/10/2014	D214230710		
BROOKFIELD RELOCATION INC	8/14/2014	D214230709		
MADEWELL PAUL B	1/16/2011	D211021440	0000000	0000000
MADEWELL PAUL B;MADEWELL WENDY G	2/25/1999	00136880000205	0013688	0000205
UNITED HOMECRAFT CORP	10/2/1996	00125450000401	0012545	0000401
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	\$265,432	\$55,000	\$320,432	\$320,432
2024	\$265,432	\$55,000	\$320,432	\$304,389
2023	\$259,093	\$55,000	\$314,093	\$276,717
2022	\$224,599	\$30,000	\$254,599	\$251,561
2021	\$225,698	\$30,000	\$255,698	\$228,692
2020	\$203,057	\$30,000	\$233,057	\$207,902

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.