



Address: [4228 OCHO RIOS DR](#)
City: FORT WORTH
Georeference: 28315-16-37
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8688295782
Longitude: -97.2920586262
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 37

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: \$277,807

Protest Deadline Date: 5/24/2024

Site Number: 06945031

Site Name: N BEACH VLG AT SUMMERFIELDS-16-37

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,622

Percent Complete: 100%

Land Sqft ^{*}: 6,900

Land Acres ^{*}: 0.1584

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:

WINDHAM RICKEY
WINDHAM SANDRA

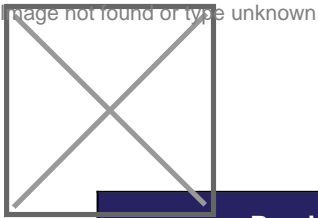
Primary Owner Address:
PO BOX 164459
FORT WORTH, TX 76161

Deed Date: 10/28/1999

Deed Volume: 0014084

Deed Page: 0000473

Instrument: 00140840000473



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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 ⁺
2025	\$222,807	\$55,000	\$277,807	\$277,807
2024	\$222,807	\$55,000	\$277,807	\$264,798
2023	\$256,339	\$55,000	\$311,339	\$240,725
2022	\$188,841	\$30,000	\$218,841	\$218,841
2021	\$189,761	\$30,000	\$219,761	\$215,529
2020	\$170,930	\$30,000	\$200,930	\$195,935

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.