



Address: [7115 OCHO RIOS DR](#)
City: FORT WORTH
Georeference: 28315-16-44
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8694447484
Longitude: -97.2927785657
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 44

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: \$248,145

Protest Deadline Date: 5/24/2024

Site Number: 06945112

Site Name: N BEACH VLG AT SUMMERFIELDS-16-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 1,305

Percent Complete: 100%

Land Sqft ^{*}: 5,700

Land Acres ^{*}: 0.1308

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:

GARCIA-BARBA XAVIER

Primary Owner Address:

7115 OCHO RIOS DR
FORT WORTH, TX 76137

Deed Date: 1/5/2022

Deed Volume:

Deed Page:

Instrument: [D222008664](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA-BARBA XAVIER;MCCURLEY ALEXANDRA	8/17/2017	D217190832		
MCCURLEY JAMES;MCCURLEY LARRY	2/26/2010	D210044600	0000000	0000000
VASQUEZ PATRICIA C	9/10/1998	00134290000211	0013429	0000211
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	\$193,145	\$55,000	\$248,145	\$248,145
2024	\$193,145	\$55,000	\$248,145	\$234,496
2023	\$222,129	\$55,000	\$277,129	\$213,178
2022	\$163,798	\$30,000	\$193,798	\$193,798
2021	\$164,595	\$30,000	\$194,595	\$194,595
2020	\$148,323	\$30,000	\$178,323	\$178,323

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.