



Address: [4225 OCHO RIOS DR](#)
City: FORT WORTH
Georeference: 28315-16A-6
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.869317869
Longitude: -97.2920128605
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 16A Lot 6

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)

Site Number: 06945201
Site Name: N BEACH VLG AT SUMMERFIELDS-16A-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,464
Percent Complete: 100%
Land Sqft^{*}: 5,031
Land Acres^{*}: 0.1154
Pool: N

State Code: A
Year Built: 1998
Personal Property Account: N/A
Agent: OCONNOR & ASSOCIATES (00436)
Notice Sent Date: 4/15/2025
Notice Value: \$239,684
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
HALANI AMIT
Primary Owner Address:
8613 SABINAS TRL
FORT WORTH, TX 76118

Deed Date: 3/22/2024
Deed Volume:
Deed Page:
Instrument: [D224049859](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOOD GUYS HOME BUYERS LLC	12/22/2018	D218282009		
TERRY BRIAN	3/31/2017	D217074781		
RENFRO SHANNON M	5/22/2012	0000000000000000	0000000	0000000
ATER SHANNON	2/20/2004	D204068073	0000000	0000000
SUTHERLAND TRACY J	8/19/1998	00133910000049	0013391	0000049
WOODLAND WEST VILLAGE HOMES	11/4/1997	00129720000048	0012972	0000048
ONE COUNTRY CREEK LTD PRTNSHP	1/1/1996	0000000000000000	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	\$160,716	\$55,000	\$215,716	\$215,716
2024	\$184,684	\$55,000	\$239,684	\$239,684
2023	\$236,458	\$55,000	\$291,458	\$291,458
2022	\$174,195	\$30,000	\$204,195	\$204,195
2021	\$175,043	\$30,000	\$205,043	\$205,043
2020	\$150,000	\$30,000	\$180,000	\$180,000

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.