



Address: [4217 OCHO RIOS DR](#)
City: FORT WORTH
Georeference: 28315-16A-8
Subdivision: N BEACH VLG AT SUMMERFIELDS
Neighborhood Code: 3K400I

Latitude: 32.8693341844
Longitude: -97.2923429757
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 8

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: 2000

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$282,760

Protest Deadline Date: 5/24/2024

Site Number: 06945236

Site Name: N BEACH VLG AT SUMMERFIELDS-16A-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,635

Percent Complete: 100%

Land Sqft^{*}: 5,995

Land Acres^{*}: 0.1376

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:

CHAN TERESA B
CHAN MING

Primary Owner Address:

4217 OCHO RIOS DR
FORT WORTH, TX 76137

Deed Date: 10/3/2014

Deed Volume:

Deed Page:

Instrument: [D214220174](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KITCHEN BRITTANY J;KITCHEN JEROMY	8/17/2012	D212208457	0000000	0000000
KITCHEN BRITTANY J	6/11/2004	D204192599	0000000	0000000
STEPHENSON DENA C	4/13/2000	00143070000565	0014307	0000565
WOODHAVEN HOMES LLC	3/24/1997	00127150001310	0012715	0001310
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	\$227,760	\$55,000	\$282,760	\$282,760
2024	\$227,760	\$55,000	\$282,760	\$269,837
2023	\$262,044	\$55,000	\$317,044	\$245,306
2022	\$193,005	\$30,000	\$223,005	\$223,005
2021	\$193,935	\$30,000	\$223,935	\$223,076
2020	\$174,670	\$30,000	\$204,670	\$202,796

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.