



**Address:** [4113 RIVER BIRCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 40685-36-15  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.881703258  
**Longitude:** -97.2975541889  
**TAD Map:** 2060-440  
**MAPSCO:** TAR-035M



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** SUMMERFIELDS ADDITION  
Block 36 Lot 15

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$319,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 04439821

**Site Name:** SUMMERFIELDS ADDITION-36-15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,055

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,160

**Land Acres<sup>\*</sup>:** 0.1643

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

BEITLER JASON P

JENNINGS CRYSTAL L

**Primary Owner Address:**

4113 RIVER BIRCH RD  
FORT WORTH, TX 76137

**Deed Date:** 9/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218205343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY W12 LLC	5/31/2018	<a href="#">D218120527</a>		
ALEXANDER JAMES P	10/1/2009	<a href="#">D209266088</a>	0000000	0000000
FILLMORE DENISE;FILLMORE SCOTT T	2/26/2003	00164460000320	0016446	0000320
NEUMAN JAMES B;NEUMAN TAMMY L	12/5/1985	00083900000326	0008390	0000326
FOX & JACOBS INC	4/10/1984	00077940002121	0007794	0002121
CAMBRIDGE CORP	12/31/1900	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 <sup>+</sup>
2025	\$239,086	\$55,000	\$294,086	\$294,086
2024	\$264,000	\$55,000	\$319,000	\$304,799
2023	\$281,581	\$55,000	\$336,581	\$277,090
2022	\$241,008	\$40,000	\$281,008	\$251,900
2021	\$189,000	\$40,000	\$229,000	\$229,000
2020	\$189,000	\$40,000	\$229,000	\$229,000

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

- 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.