



Address: [3728 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-138-26
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8807465166
Longitude: -97.3027468283
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 138 Lot 26

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$244,010

Protest Deadline Date: 5/24/2024

Site Number: 05861888

Site Name: SUMMERFIELDS ADDITION-138-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,238

Percent Complete: 100%

Land Sqft^{*}: 5,110

Land Acres^{*}: 0.1173

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:

MCDOWELL SUSAN

Primary Owner Address:

3728 RIVER BIRCH RD
FORT WORTH, TX 76137-1030

Deed Date: 5/18/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212120267](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LR NORMAN LIMITED LIABILITY CO	4/19/2007	D207143700	0000000	0000000
LESLIE NORMAN TRUST	12/15/1998	D205297616	0000000	0000000
RITCHIE CYNTHIA A	5/22/1992	00106580001585	0010658	0001585
RITCHIE CAMERON;RITCHIE CYNTHIA	12/18/1991	00104770002023	0010477	0002023
ADMINISTRATOR VETERAN AFFAIRS	6/4/1991	00102890001520	0010289	0001520
TAYLOR JEFF A;TAYLOR PATRICIA A	9/14/1988	00093960001966	0009396	0001966
DANIEL CHRISTOPHER N;DANIEL TERESA	11/4/1986	00087370001553	0008737	0001553
PULTE HOME CORP	9/18/1986	00086890001524	0008689	0001524
CAMBRIDGE COMPANIES INC	1/1/1985	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	\$189,010	\$55,000	\$244,010	\$244,010
2024	\$189,010	\$55,000	\$244,010	\$228,583
2023	\$199,499	\$55,000	\$254,499	\$207,803
2022	\$160,799	\$40,000	\$200,799	\$188,912
2021	\$139,039	\$40,000	\$179,039	\$171,738
2020	\$123,027	\$40,000	\$163,027	\$156,125

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.