



**Address:** [3812 RIVER BIRCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 40685-138-30  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.8807427496  
**Longitude:** -97.3020706545  
**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 30

**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:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$218,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05861934  
**Site Name:** SUMMERFIELDS ADDITION-138-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,238  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,990  
**Land Acres<sup>\*</sup>:** 0.1145  
**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:**  
TRICON SFR 2024-3 BORROWER LLC  
**Primary Owner Address:**  
15771 RED HILL AVE STE 100  
TUSTIN, CA 92780

**Deed Date:** 8/8/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224142817](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAH 2017-1 BORROWER LLC	8/23/2017	<a href="#">D217196850</a>		
2013B PROPERTY OWNER LLC	11/5/2014	<a href="#">D214245512</a>		
HAMILTON CINDY	8/17/1998	00133740000086	0013374	0000086
HAMILTON CINDY M;HAMILTON WM F	3/30/1993	00110050000137	0011005	0000137
SECRETARY OF HUD	7/9/1992	00107160002251	0010716	0002251
CRAM MORTGAGE SERVICE INC	7/7/1992	00107020002107	0010702	0002107
LONG JACQUELINE J;LONG RALEIGH D	9/28/1990	00100560000392	0010056	0000392
SECRETARY OF HUD	6/6/1990	00099700000720	0009970	0000720
BANCPLUS MTG CORP	6/5/1990	00099540002320	0009954	0002320
GILPIN JAY W JR;GILPIN LULY M	11/5/1986	00087390000810	0008739	0000810
PULTE HOME CORP OF TX	8/15/1986	00086530000249	0008653	0000249
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 <sup>+</sup>
2025	\$139,643	\$55,000	\$194,643	\$194,643
2024	\$163,000	\$55,000	\$218,000	\$218,000
2023	\$194,549	\$55,000	\$249,549	\$249,549
2022	\$150,868	\$40,000	\$190,868	\$190,868
2021	\$135,000	\$40,000	\$175,000	\$175,000
2020	\$122,631	\$40,000	\$162,631	\$162,631

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

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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.