

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05862175

Address: 3916 RIVER BIRCH RD

City: FORT WORTH

Georeference: 40685-139-19

Subdivision: SUMMERFIELDS ADDITION

Neighborhood Code: 3K400K

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

## PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION

Block 139 Lot 19

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: RESOLUTE PROPERTY TAX SOLUTION (00988) Pool: N

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:** HUNTER DONNA J

**Primary Owner Address:** 3916 RIVER BRANCH RD FORT WORTH, TX 76137

Latitude: 32.881102267 Longitude: -97.3004063344

**TAD Map:** 2060-440

Site Number: 05862175

Approximate Size+++: 1,238

**Deed Date: 6/21/2007** 

**Deed Page: 0000000** 

Deed Volume: 0000000

Instrument: D207236448

Percent Complete: 100%

**Land Sqft**\*: 4,828

Land Acres\*: 0.1108

Parcels: 1

Site Name: SUMMERFIELDS ADDITION-139-19

Site Class: A1 - Residential - Single Family

MAPSCO: TAR-035M



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Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCREARY JANA RAE	5/25/1999	00138380000324	0013838	0000324
PATE DORIS E	5/21/1997	00127820000241	0012782	0000241
BANKERS TRUST CO OF CALIF	11/5/1996	00125880000114	0012588	0000114
PRICE JEFFREY L;PRICE KIMBERLY	5/5/1994	00115770000626	0011577	0000626
ADMINISTRATOR VETERAN AFFAIRS	12/20/1993	00113960000996	0011396	0000996
BANCPLUS MTG CORP	12/7/1993	00113660001855	0011366	0001855
BROWN ROBERT L;BROWN SHARON L	10/17/1991	00104250000453	0010425	0000453
HARRINGTON BRENDA;HARRINGTON ROBERT L	5/16/1986	00085500001232	0008550	0001232
PULTE HOME CORP OF TEXAS	2/11/1986	00084540000956	0008454	0000956
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. <u>Tarrant County Tax Office Account Information</u>.

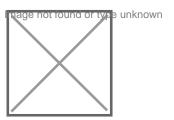
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$178,000	\$55,000	\$233,000	\$233,000
2024	\$178,000	\$55,000	\$233,000	\$233,000
2023	\$197,000	\$55,000	\$252,000	\$207,803
2022	\$160,799	\$40,000	\$200,799	\$188,912
2021	\$139,039	\$40,000	\$179,039	\$171,738
2020	\$123,027	\$40,000	\$163,027	\$156,125

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

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