



**Address:** [4000 RIVER BIRCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 40685-139-22  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.8813139924  
**Longitude:** -97.2999714946  
**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 139 Lot 22

**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

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

**Site Number:** 05862205

**Site Name:** SUMMERFIELDS ADDITION-139-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,338

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,349

**Land Acres<sup>\*</sup>:** 0.1227

**Pool:** N

<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:**

KJT PROPERTIES LLC

**Primary Owner Address:**

PO BOX 891  
COLLEYVILLE, TX 76034-0891

**Deed Date:** 2/1/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213031175](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONRAD CONSULTING LLC	11/6/2012	<a href="#">D212291196</a>	0000000	0000000
WALLS CRYSTAL;WALLS SPENCER	5/10/2002	00156780000040	0015678	0000040
ANGLE DAVID BRENT	12/19/1991	00104780002230	0010478	0002230
ANGLE DAVID B;ANGLE MARSHA GARBO	3/10/1989	00095340001516	0009534	0001516
PUSTEJOVSKY TED	12/22/1988	00094990002054	0009499	0002054
PUSTEJOVSKY CAROL;PUSTEJOVSKY TED	7/7/1986	00086020001632	0008602	0001632
PULTE HOME CORP OF TEXAS	3/24/1986	00084930001701	0008493	0001701
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	\$200,699	\$55,000	\$255,699	\$255,699
2024	\$200,699	\$55,000	\$255,699	\$255,699
2023	\$211,752	\$55,000	\$266,752	\$266,752
2022	\$171,045	\$40,000	\$211,045	\$211,045
2021	\$148,165	\$40,000	\$188,165	\$188,165
2020	\$131,333	\$40,000	\$171,333	\$171,333

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

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.