



Address: [4012 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-139-25
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8813861905
Longitude: -97.29944446033
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 25

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: \$255,808

Protest Deadline Date: 5/24/2024

Site Number: 05862248

Site Name: SUMMERFIELDS ADDITION-139-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,344

Percent Complete: 100%

Land Sqft^{*}: 5,719

Land Acres^{*}: 0.1312

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:

CONN SHERRILL LYNN

Primary Owner Address:

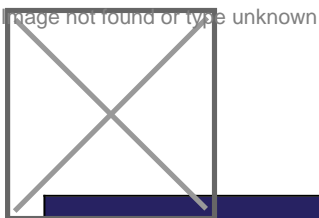
4012 RIVER BIRCH RD
FORT WORTH, TX 76137

Deed Date: 12/30/2015

Deed Volume:

Deed Page:

Instrument: [D216001869](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARLUCCI DOMENIC P	12/15/2006	D207008595	0000000	0000000
FRIESEN ERIC;FRIESEN MANDIE JEFFRIES	12/27/2004	D205001034	0000000	0000000
WILSON BRENDA FAYE	11/20/1990	00101040001341	0010104	0001341
SECRETARY OF HUD	5/2/1990	00100330002249	0010033	0002249
BANCPLUS MTG CORP	5/1/1990	000992200000044	0009922	0000044
PATTERSON KATHRYN;PATTERSON STEVEN	6/3/1986	00085670000712	0008567	0000712
PULTE HOME CORP OF TEXAS	3/24/1986	00084930001701	0008493	0001701
CAMBRIDGE COMPANIES INC	1/1/1985	000000000000000	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	\$200,808	\$55,000	\$255,808	\$181,444
2024	\$200,808	\$55,000	\$255,808	\$164,949
2023	\$211,882	\$55,000	\$266,882	\$149,954
2022	\$171,078	\$40,000	\$211,078	\$136,322
2021	\$148,142	\$40,000	\$188,142	\$123,929
2020	\$131,267	\$40,000	\$171,267	\$112,663

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.