

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 05862272

Address: 4024 RIVER BIRCH RD

City: FORT WORTH

Georeference: 40685-139-28

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 28

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)

Protest Deadline Date: 5/24/2024

Site Number: 05862272

Site Name: SUMMERFIELDS ADDITION-139-28

Site Class: A1 - Residential - Single Family

Latitude: 32.8813460276

**TAD Map:** 2060-440 MAPSCO: TAR-035M

Longitude: -97.2989526185

Parcels: 1

Approximate Size+++: 1,506 Percent Complete: 100%

**Land Sqft**\*: 5,749 Land Acres\*: 0.1319

Pool: N

+++ Rounded.

## OWNER INFORMATION

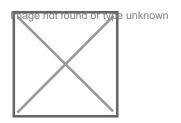
**Current Owner: Deed Date: 11/6/1986** YEARY REBECCA **Deed Volume: 0008740 Primary Owner Address: Deed Page: 0000617** 4024 RIVER BIRCH RD

Instrument: 00087400000617 FORT WORTH, TX 76137-1028

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PULTE HOME CORP OF TEXAS	3/24/1986	00084930001701	0008493	0001701
CAMBRIDGE COMPANIES INC	1/1/1985	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$184,804	\$55,000	\$239,804	\$239,804
2024	\$184,804	\$55,000	\$239,804	\$239,804
2023	\$225,665	\$55,000	\$280,665	\$229,552
2022	\$182,063	\$40,000	\$222,063	\$208,684
2021	\$157,553	\$40,000	\$197,553	\$189,713
2020	\$139,517	\$40,000	\$179,517	\$172,466

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

## **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.

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