



Address: [3825 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-140-1
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.881162616
Longitude: -97.3015085591
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 140 Lot 1

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: \$244,010
Protest Deadline Date: 5/24/2024

Site Number: 05862299
Site Name: SUMMERFIELDS ADDITION-140-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,238
Percent Complete: 100%
Land Sqft^{*}: 6,585
Land Acres^{*}: 0.1511
Pool: N

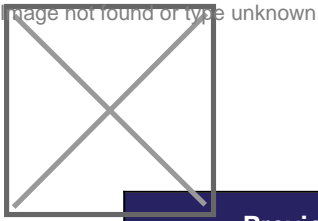
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
PEREZ LAUREN E
PEREZ JESSICA R
Primary Owner Address:
3825 RIVERBIRCH RD
FORT WORTH, TX 76137

Deed Date: 6/4/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210164569](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ;PEREZ DAVID MOREN JR	4/6/2007	000000000000000	0000000	0000000
PEREZ DAVID;PEREZ KIM EST	11/18/1993	00113620002340	0011362	0002340
PULTE HOME CORP OF TEXAS	5/13/1986	00085460002237	0008546	0002237
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	\$189,010	\$55,000	\$244,010	\$244,010
2024	\$189,010	\$55,000	\$244,010	\$238,301
2023	\$199,499	\$55,000	\$254,499	\$216,637
2022	\$160,799	\$40,000	\$200,799	\$196,943
2021	\$139,039	\$40,000	\$179,039	\$179,039
2020	\$123,027	\$40,000	\$163,027	\$163,027

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.