



Address: [3721 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-140-11
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8811564204
Longitude: -97.3032005743
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 11

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: \$230,184

Protest Deadline Date: 5/24/2024

Site Number: 05862418

Site Name: SUMMERFIELDS ADDITION-140-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,115

Percent Complete: 100%

Land Sqft^{*}: 5,032

Land Acres^{*}: 0.1155

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:

HANNA JEANETTE

Primary Owner Address:

3721 RIVER BIRCH RD
FORT WORTH, TX 76137

Deed Date: 11/26/2019

Deed Volume:

Deed Page:

Instrument: [D219274010](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHIVERS JOSHUA	9/19/2019	D219214070		
ZAPATA CELESTE A	12/8/2008	D210258521	0000000	0000000
ZAPATA CELESTE;ZAPATA RICHARD	3/26/2007	D207112965	0000000	0000000
FANNIE MAE	1/2/2007	D207005537	0000000	0000000
PEMENTEL REBEKAH N	3/30/2005	D205103863	0000000	0000000
HEATHERLY MICHAEL W	6/13/2001	00149610000062	0014961	0000062
LEBEAU ERIC EST;LEBEAU RITA	9/19/1986	00086910000383	0008691	0000383
PULTE HOME CORP OF TEXAS	7/23/1986	00086240001574	0008624	0001574
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 ⁺
2025	\$157,000	\$55,000	\$212,000	\$212,000
2024	\$175,184	\$55,000	\$230,184	\$224,390
2023	\$184,953	\$55,000	\$239,953	\$203,991
2022	\$148,875	\$40,000	\$188,875	\$185,446
2021	\$128,587	\$40,000	\$168,587	\$168,587
2020	\$113,656	\$40,000	\$153,656	\$153,656

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.