



Address: [3713 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-140-13
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8811560106
Longitude: -97.3035382168
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 13

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: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 05862434
Site Name: SUMMERFIELDS ADDITION-140-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,392
Percent Complete: 100%
Land Sqft^{*}: 5,673
Land Acres^{*}: 0.1302
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:
SERIES 3713, A SERIES OF THE BALLANTYNE GROUP LLC
Primary Owner Address:
1604 STAFFORDSHIRE CT
BEDFORD, TX 76021

Deed Date: 10/1/2021
Deed Volume:
Deed Page:
Instrument: [D221293651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLANTYNE GROUP LLC	4/27/2015	D215086404		
MALONE DOLORES E	12/16/1999	00141540000205	0014154	0000205
SEC OF HUD	1/6/1999	00139750000426	0013975	0000426
HOMESIDE LENDING INC	1/5/1999	00138210000321	0013821	0000321
GUTIERREZ NANCY TERINA	11/22/1996	00125920001345	0012592	0001345
SEC OF HUD	2/6/1996	00124610001489	0012461	0001489
BANCPLUS MTG CORP	5/3/1994	00115800002286	0011580	0002286
WALLACE EDDIE;WALLACE JANICE	12/18/1992	00108930000847	0010893	0000847
LOPEZ ERNESTINE S	8/2/1988	00093490002288	0009349	0002288
SLICK MERRI B;SLICK STEVEN H	12/24/1986	00087890001854	0008789	0001854
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	\$149,722	\$55,000	\$204,722	\$204,722
2024	\$190,756	\$55,000	\$245,756	\$245,756
2023	\$205,000	\$55,000	\$260,000	\$260,000
2022	\$173,391	\$40,000	\$213,391	\$213,391
2021	\$132,742	\$40,000	\$172,742	\$172,742
2020	\$132,742	\$40,000	\$172,742	\$172,742

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.