



Address: [4025 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-141-3
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8818129415
Longitude: -97.2990588714
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 141 Lot 3

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$244,774

Protest Deadline Date: 5/24/2024

Site Number: 05862507

Site Name: SUMMERFIELDS ADDITION-141-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,256

Percent Complete: 100%

Land Sqft^{*}: 5,757

Land Acres^{*}: 0.1321

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:

SEABRZ TRUST

Primary Owner Address:

4025 RIVER BIRCH RD
FORT WORTH, TX 76137

Deed Date: 10/22/2020

Deed Volume:

Deed Page:

Instrument: [D220277163](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALLEN SANDRA E	8/23/1989	00096980000988	0009698	0000988
SECRETARY OF HUD	5/5/1989	00096060002104	0009606	0002104
BANCPLUS MTG CORP	5/2/1989	00096060002100	0009606	0002100
DELGADO LUIS;DELGADO VIRGINIA	9/19/1988	00093850001039	0009385	0001039
GIVENS CHERYL;GIVENS K KEITH	12/30/1985	00084110001396	0008411	0001396
PULTE HOME CORP	9/24/1985	00083240000376	0008324	0000376
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	\$189,774	\$55,000	\$244,774	\$244,774
2024	\$189,774	\$55,000	\$244,774	\$229,594
2023	\$200,302	\$55,000	\$255,302	\$208,722
2022	\$161,526	\$40,000	\$201,526	\$189,747
2021	\$139,728	\$40,000	\$179,728	\$172,497
2020	\$123,689	\$40,000	\$163,689	\$156,815

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.