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Address: [4001 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-141-9
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8817404035
Longitude: -97.3000706387
TAD Map: 2060-440
MAPSCO: TAR-035M



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUMMERFIELDS ADDITION
Block 141 Lot 9

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: \$227,120

Protest Deadline Date: 5/24/2024

Site Number: 05862574

Site Name: SUMMERFIELDS ADDITION-141-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,093

Percent Complete: 100%

Land Sqft^{*}: 5,777

Land Acres^{*}: 0.1326

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:

MEDRANO HAYDEE C

Primary Owner Address:

4001 RIVER BIRCH RD
FORT WORTH, TX 76137-1027

Deed Date: 7/17/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RODULFO ENRIQUE;RODULFO HAYDEE	9/9/1999	00140060000575	0014006	0000575
ALLEN LAURA;ALLEN TIMOTHY	7/28/1998	00135500000226	0013550	0000226
BRYANT DEBORAH;BRYANT EDWARD A	3/5/1986	00084740001292	0008474	0001292
PULTE HOME CORP OF TX	10/16/1985	00083400001316	0008340	0001316
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	\$172,120	\$55,000	\$227,120	\$227,120
2024	\$172,120	\$55,000	\$227,120	\$212,496
2023	\$181,701	\$55,000	\$236,701	\$193,178
2022	\$146,388	\$40,000	\$186,388	\$175,616
2021	\$126,534	\$40,000	\$166,534	\$159,651
2020	\$111,924	\$40,000	\$151,924	\$145,137

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.