



Address: [3925 RIVER BIRCH RD](#)
City: FORT WORTH
Georeference: 40685-141-10
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400K

Latitude: 32.8816669316
Longitude: -97.3002302349
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 10

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: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$243,767

Protest Deadline Date: 5/24/2024

Site Number: 05862744

Site Name: SUMMERFIELDS ADDITION-141-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,224

Percent Complete: 100%

Land Sqft^{*}: 5,480

Land Acres^{*}: 0.1258

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:

SYNOVEC SCOTT E

Primary Owner Address:

3925 RIVER BIRCH RD
FORT WORTH, TX 76137

Deed Date: 12/13/2016

Deed Volume:

Deed Page:

Instrument: [D21696860](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SYNOVEC SCOTT;SYNOVEC SHELLIA	12/11/1992	00108980002035	0010898	0002035
DOMINACH BRIAN;DOMINACH JENNIFER	5/20/1986	00085530001823	0008553	0001823
PULTE HOME CORP	11/12/1985	00083680001153	0008368	0001153
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	\$188,767	\$55,000	\$243,767	\$243,767
2024	\$188,767	\$55,000	\$243,767	\$229,449
2023	\$199,179	\$55,000	\$254,179	\$208,590
2022	\$160,809	\$40,000	\$200,809	\$189,627
2021	\$139,241	\$40,000	\$179,241	\$172,388
2020	\$123,373	\$40,000	\$163,373	\$156,716

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.