



**Address:** [3901 RIVER BIRCH RD](#)  
**City:** FORT WORTH  
**Georeference:** 40685-141-16  
**Subdivision:** SUMMERFIELDS ADDITION  
**Neighborhood Code:** 3K400K

**Latitude:** 32.8812514947  
**Longitude:** -97.3011432104  
**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 16 50% UNDIVIDED INTEREST  
**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)  
**Site Number:** 05862809  
**Site Name:** SUMMERFIELDS ADDITION Block 141 Lot 16 50% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,473  
**State Code:** A **Percent Complete:** 100%  
**Year Built:** 1986 **Land Sqft<sup>\*</sup>:** 6,999  
**Personal Property Account:** N/A  
**Land Notes:** 0.1606  
**Agent:** None **Pool:** N  
**Protest Deadline**  
**Date:** 5/24/2024

<sup>+++</sup> Rounded.  
<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
WRIGHT TERI W  
**Primary Owner Address:**  
500 W HENDRICKSON RD #5012  
SEQUIM, WA 98382  
**Deed Date:** 1/1/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D213198746](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TERRELL GAIL;WRIGHT TERI W	7/17/2013	<a href="#">D213198746</a>	0000000	0000000
TERRELL GAIL	12/2/2003	<a href="#">D203472548</a>	0000000	0000000
BALDWIN JOSEPH CREO	2/26/1986	00084680001283	0008468	0001283
PULTE HOME CORP OF TEXAS	12/17/1985	00084000002205	0008400	0002205
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 <sup>+</sup>
2025	\$106,901	\$27,500	\$134,401	\$134,401
2024	\$106,901	\$27,500	\$134,401	\$134,401
2023	\$112,746	\$27,500	\$140,246	\$122,376
2022	\$91,251	\$20,000	\$111,251	\$111,251
2021	\$158,345	\$40,000	\$198,345	\$191,451
2020	\$140,575	\$40,000	\$180,575	\$174,046

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)
- DISABLED VET 70 to 99 PCT 11.22

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.