



Address: [7312 BRIARWYCK CT](#)
City: FORT WORTH
Georeference: 40685-7-52
Subdivision: SUMMERFIELDS ADDITION
Neighborhood Code: 3K400L

Latitude: 32.872434984
Longitude: -97.2922022448
TAD Map: 2060-436
MAPSCO: TAR-036N



Google Map or type unknown

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

PROPERTY DATA

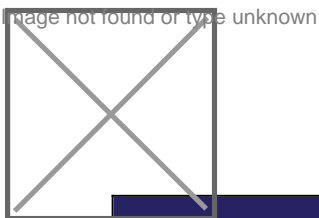
Legal Description: SUMMERFIELDS ADDITION
Block 7 Lot 52
Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)
State Code: A
Year Built: 1996
Personal Property Account: N/A
Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)
Protest Deadline Date: 5/24/2024

Site Number: 06885225
Site Name: SUMMERFIELDS ADDITION-7-52
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,653
Percent Complete: 100%
Land Sqft^{*}: 7,233
Land Acres^{*}: 0.1660
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:
BEHRING DAVID A
BEHRING RUTH
Primary Owner Address:
8109 MEADOWBROOK DR
FORT WORTH, TX 76120
Deed Date: 6/16/2022
Deed Volume:
Deed Page:
Instrument: [D222156006](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUBRY BRENDA;AUBRY CHRISTIAN	8/22/2014	D214189077		
SHINN DIANNA;SHINN GERALD L	3/4/2002	00155400000292	0015540	0000292
TORRES TRACYE	8/4/2000	001447600000039	0014476	0000039
BURGSTINER KAREN	6/13/1996	001240500002183	0012405	0002183
CHOICE HOMES-TEXAS INC	3/7/1996	00122870001481	0012287	0001481
PERIWINKLE NO 2 JV	1/1/1995	000000000000000	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	\$195,000	\$55,000	\$250,000	\$250,000
2024	\$195,000	\$55,000	\$250,000	\$250,000
2023	\$251,000	\$55,000	\$306,000	\$306,000
2022	\$222,290	\$40,000	\$262,290	\$262,290
2021	\$170,000	\$40,000	\$210,000	\$210,000
2020	\$154,808	\$36,192	\$191,000	\$191,000

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.