



**Address:** [3401 RUSH SPRINGS CT](#)  
**City:** ARLINGTON  
**Georeference:** 36775-1-1  
**Subdivision:** RUSH SPRINGS ADDITION  
**Neighborhood Code:** 1L010B

**Latitude:** 32.679898673  
**Longitude:** -97.1610620221  
**TAD Map:** 2102-368  
**MAPSCO:** TAR-095L



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RUSH SPRINGS ADDITION  
Block 1 Lot 1

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02576945

**Site Name:** RUSH SPRINGS ADDITION-1-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,818

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,234

**Land Acres<sup>\*</sup>:** 0.2119

**Pool:** N

<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:**

THULLY ENT LLC

**Primary Owner Address:**

4621 S COOPER ST SUITE 131337  
ARLINGTON, TX 76017

**Deed Date:** 5/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217120677](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERGSTROM PATRICIA;BERGSTROM SCOTT	7/30/2008	<a href="#">D208302749</a>	0000000	0000000
RAY T GOUGER FAMILY TRUST	9/29/1997	00129310000340	0012931	0000340
BERGER GARY;BERGER MEDA	3/13/1985	00081160000624	0008116	0000624
FALCON HOMES INC	3/22/1984	00077760001427	0007776	0001427
CENTENNIAL HOMES INC	12/31/1900	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	\$247,766	\$58,234	\$306,000	\$306,000
2024	\$247,766	\$58,234	\$306,000	\$306,000
2023	\$270,000	\$50,000	\$320,000	\$320,000
2022	\$237,805	\$50,000	\$287,805	\$287,805
2021	\$211,182	\$40,000	\$251,182	\$251,182
2020	\$160,000	\$40,000	\$200,000	\$200,000

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.