



Address: [4245 RUSH SPRINGS DR](#)
City: ARLINGTON
Georeference: 36775-5-19
Subdivision: RUSH SPRINGS ADDITION
Neighborhood Code: 1L010B

Latitude: 32.676195351
Longitude: -97.1616772467
TAD Map: 2102-364
MAPSCO: TAR-095Q



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 5 Lot 19

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

State Code: A
Year Built: 1980
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$261,300
Protest Deadline Date: 5/24/2024

Site Number: 02577771
Site Name: RUSH SPRINGS ADDITION-5-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 1,520
Percent Complete: 100%
Land Sqft*: 7,700
Land Acres*: 0.1767
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:
RUSIN VICKI A
Primary Owner Address:
4245 RUSH SPRINGS DR
ARLINGTON, TX 76016-4801

Deed Date: 3/16/1999
Deed Volume: 0013735
Deed Page: 0000260
Instrument: 00137350000260

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKEON IRENE;MCKEON R W EST	12/31/1900	00070810002222	0007081	0002222



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	\$204,600	\$56,700	\$261,300	\$261,300
2024	\$204,600	\$56,700	\$261,300	\$257,497
2023	\$230,182	\$50,000	\$280,182	\$234,088
2022	\$174,316	\$50,000	\$224,316	\$212,807
2021	\$162,680	\$40,000	\$202,680	\$193,461
2020	\$142,897	\$40,000	\$182,897	\$175,874

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.