

07-10-2025

## Property Information | PDF Account Number: 04631617

**Tarrant Appraisal District** 

#### Address: 3509 RUSH SPRINGS DR

City: ARLINGTON Georeference: 36775-5-23R Subdivision: RUSH SPRINGS ADDITION Neighborhood Code: 1L010B

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

# PROPERTY DATA

Legal Description: RUSH SPRINGS ADDITION Block 5 Lot 23R Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) ARLINGTON ISD (901) State Code: A Year Built: 1980 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024

Site Number: 04631617 Site Name: RUSH SPRINGS ADDITION-5-23R Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,858 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,800 Land Acres<sup>\*</sup>: 0.1561 Pool: N

Latitude: 32.6757224403

**TAD Map:** 2102-364 **MAPSCO:** TAR-095Q

Longitude: -97.1620085081

#### \* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

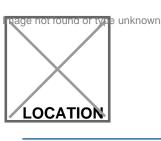
## **OWNER INFORMATION**

Current Owner: CROW CLAYTON MOSLEY SHELBY

+++ Rounded.

Primary Owner Address: 3509 RUSH SPRINGS DR ARLINGTON, TX 76016-4819 Deed Date: 11/10/2017 Deed Volume: Deed Page: Instrument: D217263687





Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARD LINDA LOUISE	8/31/1993	00112930001391	0011293	0001391
WARD CHARLES;WARD LINDA	12/13/1991	00104750001480	0010475	0001480
NORRIS LARRY;NORRIS PATRICIA	12/31/1984	00080470000846	0008047	0000846
LUEBBE STEVEN L	12/31/1900	000000000000000000000000000000000000000	000000	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	\$224,229	\$54,400	\$278,629	\$278,629
2024	\$224,229	\$54,400	\$278,629	\$278,629
2023	\$268,743	\$50,000	\$318,743	\$276,868
2022	\$206,980	\$50,000	\$256,980	\$251,698
2021	\$188,816	\$40,000	\$228,816	\$228,816
2020	\$157,730	\$40,000	\$197,730	\$197,730

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.