



Address: [4444 RUSH RIVER TR](#)
City: FORT WORTH
Georeference: 40672B-26-2
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6108523397
Longitude: -97.3906055694
TAD Map: 2030-340
MAPSCO: TAR-103T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 26 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 07725493

Site Name: SUMMER CREEK RANCH ADDITION-26-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,707

Percent Complete: 100%

Land Sqft^{*}: 6,051

Land Acres^{*}: 0.1389

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:

GRIFFIN STEPHEN C

Primary Owner Address:

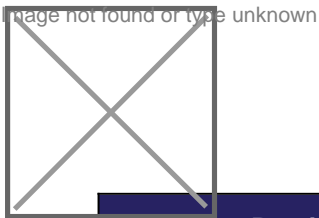
4444 RUSH RIVER TRL
FORT WORTH, TX 76123

Deed Date: 5/2/2025

Deed Volume:

Deed Page:

Instrument: [D225078437](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIFFIN GLORIA;GRIFFIN STEPHEN C	6/16/2004	D204198759	0000000	0000000
KIMBALL HILL HOMES TEXAS INC	9/29/2003	D203367444	0000000	0000000
LUMBERMAN'S INVESTMENT CORP	1/1/2000	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	\$189,766	\$60,000	\$249,766	\$249,766
2024	\$189,766	\$60,000	\$249,766	\$249,766
2023	\$239,257	\$60,000	\$299,257	\$227,480
2022	\$193,482	\$45,000	\$238,482	\$206,800
2021	\$143,000	\$45,000	\$188,000	\$188,000
2020	\$130,000	\$45,000	\$175,000	\$175,000

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

- 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.