



Address: [4640 RUSH RIVER TR](#)
City: FORT WORTH
Georeference: 40672B-32-11
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6067796368
Longitude: -97.393961258
TAD Map: 2030-340
MAPSCO: TAR-103X



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 32 Lot 11

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)

Site Number: 40494322

Site Name: SUMMER CREEK RANCH ADDITION-32-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,356

Percent Complete: 100%

Land Sqft^{*}: 7,406

Land Acres^{*}: 0.1700

Pool: N

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$332,855

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

JAMES REUBEN D
JAMES LAMEGA S

Primary Owner Address:

4640 RUSH RIVER TR
FORT WORTH, TX 76123-2749

Deed Date: 4/15/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213097793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE CHRISTOPHER;LEE MICHELLE	6/8/2005	D205170000	0000000	0000000
FIRST TEXAS HOMES INC	12/3/2004	D204374563	0000000	0000000
CL TEXAS LP	7/3/2004	000000000000000	0000000	0000000
CL TEXAS LP	1/1/2004	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	\$272,855	\$60,000	\$332,855	\$332,855
2024	\$272,855	\$60,000	\$332,855	\$312,252
2023	\$294,597	\$60,000	\$354,597	\$283,865
2022	\$236,644	\$45,000	\$281,644	\$258,059
2021	\$189,599	\$45,000	\$234,599	\$234,599
2020	\$181,270	\$45,000	\$226,270	\$226,270

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.