



Address: [4644 RUSH RIVER TR](#)
City: FORT WORTH
Georeference: 40672B-32-12
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6066217183
Longitude: -97.3940232993
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 12

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: 40494330

Site Name: SUMMER CREEK RANCH ADDITION-32-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,358

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: \$332,463

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:

4644 MANAGEMENT LLC

Primary Owner Address:

141 ST ANDREW DR
ALEXANDRIA, LA 71303

Deed Date: 1/23/2024

Deed Volume:

Deed Page:

Instrument: [D224015671](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN CUONG HUY;PHAM VAN M	2/9/2019	D219029403		
PHAM VIET Q	8/30/2012	D212214791	0000000	0000000
ZEPP ELIZABETH;ZEPP JASON	6/30/2006	D206217755	0000000	0000000
FIRST TEXAS HOMES INC	11/24/2004	D204374563	0000000	0000000
CL TEXAS LP	7/3/2004	0000000000000000	0000000	0000000
CL TEXAS LP	1/1/2004	0000000000000000	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	\$272,463	\$60,000	\$332,463	\$332,463
2024	\$272,463	\$60,000	\$332,463	\$332,463
2023	\$294,207	\$60,000	\$354,207	\$354,207
2022	\$236,241	\$45,000	\$281,241	\$281,241
2021	\$189,186	\$45,000	\$234,186	\$234,186
2020	\$180,854	\$45,000	\$225,854	\$225,854

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.