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Address: [4652 RUSH RIVER TR](#)
City: FORT WORTH
Georeference: 40672B-32-14
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.606314753
Longitude: -97.3941497179
TAD Map: 2030-340
MAPSCO: TAR-103X



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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH
ADDITION Block 32 Lot 14

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: 40494357
Site Name: SUMMER CREEK RANCH ADDITION-32-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,457
Percent Complete: 100%
Land Sqft^{*}: 6,970
Land Acres^{*}: 0.1600
Pool: N

State Code: A
Year Built: 2005
Personal Property Account: N/A
Agent: None
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:

HALL TONYA Y
HALL L L MINEOR
Primary Owner Address:
4652 RUSH RIVER TR
FORT WORTH, TX 76123-2749

Deed Date: 5/16/2005
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D205149287](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	11/18/2004	D204367167	00000000	00000000
CL TEXAS LP	1/1/2004	0000000000000000	00000000	00000000



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	\$372,984	\$60,000	\$432,984	\$432,984
2024	\$372,984	\$60,000	\$432,984	\$432,984
2023	\$351,348	\$60,000	\$411,348	\$411,348
2022	\$322,662	\$45,000	\$367,662	\$367,662
2021	\$257,329	\$45,000	\$302,329	\$302,329
2020	\$245,740	\$45,000	\$290,740	\$290,740

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.