



**Address:** [4704 RUSH RIVER TR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-32-19  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6058696017  
**Longitude:** -97.3934555273  
**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 19

**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:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40494411

**Site Name:** SUMMER CREEK RANCH ADDITION-32-19

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,415

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,841

**Land Acres<sup>\*</sup>:** 0.1800

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

SHACKELFORD CYNTHIA  
SHACKELFORD MAURICE

**Primary Owner Address:**

4704 RUSH RIVER TRL  
FORT WORTH, TX 76123

**Deed Date:** 4/14/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225067343](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PNC BANK NATIONAL ASSOCIATION	3/14/2014	<a href="#">D214054751</a>	0000000	0000000
DOOLEY LAURA L;DOOLEY STEPHEN T	9/25/2006	<a href="#">D206319977</a>	0000000	0000000
RAH OF TEXAS LP	12/1/2004	<a href="#">D204378020</a>	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 <sup>+</sup>
2025	\$370,249	\$60,000	\$430,249	\$430,249
2024	\$370,249	\$60,000	\$430,249	\$430,249
2023	\$353,661	\$60,000	\$413,661	\$413,661
2022	\$320,241	\$45,000	\$365,241	\$365,241
2021	\$255,334	\$45,000	\$300,334	\$300,334
2020	\$243,815	\$45,000	\$288,815	\$288,815

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.