



Address: [4708 RUSH RIVER TR](#)
City: FORT WORTH
Georeference: 40672B-32-20
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6058670597
Longitude: -97.3932446571
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 20

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

Notice Sent Date: 4/15/2025

Notice Value: \$461,427

Protest Deadline Date: 5/24/2024

Site Number: 40494438

Site Name: SUMMER CREEK RANCH ADDITION-32-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,767

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

ACQUAH ASARE NANA KOFI

Primary Owner Address:

4708 RUSH RIVER TRL
FORT WORTH, TX 76123

Deed Date: 5/18/2020

Deed Volume:

Deed Page:

Instrument: [D220113522](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MELTON JOHN;MELTON SHYNETHA	1/28/2005	D205033406	0000000	0000000
FIRST TEXAS HOMES INC	8/27/2004	D204274625	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	\$401,427	\$60,000	\$461,427	\$461,427
2024	\$401,427	\$60,000	\$461,427	\$428,296
2023	\$349,212	\$60,000	\$409,212	\$389,360
2022	\$347,201	\$45,000	\$392,201	\$353,964
2021	\$276,785	\$45,000	\$321,785	\$321,785
2020	\$264,298	\$45,000	\$309,298	\$280,711

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.