



Address: [4716 RUSH RIVER TR](#)
City: FORT WORTH
Georeference: 40672B-32-22
Subdivision: SUMMER CREEK RANCH ADDITION
Neighborhood Code: 4S004N

Latitude: 32.6058149074
Longitude: -97.3927316055
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 22

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: 2005

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00989)

Protest Deadline Date: 5/24/2024

Site Number: 40494454
Site Name: SUMMER CREEK RANCH ADDITION-32-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,841
Percent Complete: 100%
Land Sqft^{*}: 11,326
Land Acres^{*}: 0.2600

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SRP SUB LLC
Primary Owner Address:
1717 MAIN ST SUITE 2000
DALLAS, TX 75201

Deed Date: 6/7/2019
Deed Volume:
Deed Page:
Instrument: [D219124009](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-2 BORROWER LLC	11/3/2016	D216262223		
TARBERT LLC	6/2/2014	D214116154	0000000	0000000
CONRAD CONSULTING LLC	4/1/2014	D214073269	0000000	0000000
MAGNO LUDIVINIA;MAGNO RAUL	8/25/2005	000000000000000	0000000	0000000
RAH OF TEXAS LP	7/2/2004	D204219371	0000000	0000000
FIRST TEXAS HOMES INC	6/14/2004	D204192822	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	\$365,983	\$60,000	\$425,983	\$425,983
2024	\$365,983	\$60,000	\$425,983	\$425,983
2023	\$357,954	\$60,000	\$417,954	\$417,954
2022	\$353,246	\$45,000	\$398,246	\$398,246
2021	\$240,710	\$45,000	\$285,710	\$285,710
2020	\$232,995	\$45,000	\$277,995	\$277,995

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.