



**Address:** [4713 RUSH RIVER TR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-32-25  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6064059582  
**Longitude:** -97.3929469081  
**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 25

**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:** 40494489

**Site Name:** SUMMER CREEK RANCH ADDITION-32-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,929

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,455

**Land Acres<sup>\*</sup>:** 0.2400

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$388,200

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

<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:**

JAMES CHRISTOPHER C

**Primary Owner Address:**

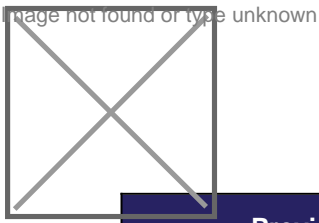
4713 RUSH RIVER TR  
FORT WORTH, TX 76123-2746

**Deed Date:** 8/14/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215182581](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
REED CHRISTY L; REED ROBERT L	9/12/2005	<a href="#">D205287566</a>	0000000	0000000
FIRST TEXAS HOMES INC	6/14/2004	<a href="#">D204192822</a>	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 <sup>+</sup>
2025	\$328,200	\$60,000	\$388,200	\$388,200
2024	\$328,200	\$60,000	\$388,200	\$362,803
2023	\$354,239	\$60,000	\$414,239	\$329,821
2022	\$284,857	\$45,000	\$329,857	\$299,837
2021	\$228,536	\$45,000	\$273,536	\$272,579
2020	\$202,799	\$45,000	\$247,799	\$247,799

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.