



**Address:** [4645 RUSH RIVER TR](#)  
**City:** FORT WORTH  
**Georeference:** 40672B-32-28  
**Subdivision:** SUMMER CREEK RANCH ADDITION  
**Neighborhood Code:** 4S004N

**Latitude:** 32.6065115324  
**Longitude:** -97.3934900567  
**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 28

**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:** \$352,864

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

**Site Number:** 40494519

**Site Name:** SUMMER CREEK RANCH ADDITION-32-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,605

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,277

**Land Acres<sup>\*</sup>:** 0.1900

**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:**

WATLEY FRANKIE M

**Primary Owner Address:**

4645 RUSH RIVER TR  
FORT WORTH, TX 76123-2750

**Deed Date:** 10/12/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212254869](#)

| Previous Owners               | Date      | Instrument                 | Deed Volume | Deed Page |
|-------------------------------|-----------|----------------------------|-------------|-----------|
| DAMERON IRENE E;DAMERON ROY E | 2/4/2011  | <a href="#">D211034038</a> | 0000000     | 0000000   |
| FULTS STEPHEN;FULTS TERRI     | 1/19/2005 | <a href="#">D205024140</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 | \$292,864          | \$60,000    | \$352,864    | \$352,864                    |
| 2024 | \$292,864          | \$60,000    | \$352,864    | \$330,486                    |
| 2023 | \$316,258          | \$60,000    | \$376,258    | \$300,442                    |
| 2022 | \$253,912          | \$45,000    | \$298,912    | \$273,129                    |
| 2021 | \$203,299          | \$45,000    | \$248,299    | \$248,299                    |
| 2020 | \$194,340          | \$45,000    | \$239,340    | \$239,340                    |

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)
- DISABLED VET 10 to 29 PCT 11.22

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.