



Address: [3004 RUSH CT](#)
City: ARLINGTON
Georeference: 36747-2-6
Subdivision: RUSH CREEK ESTATES
Neighborhood Code: 1L150K

Latitude: 32.6702679621
Longitude: -97.1574407866
TAD Map: 2102-364
MAPSCO: TAR-095R



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RUSH CREEK ESTATES Block 2
Lot 6

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ARLINGTON ISD (901)

State Code: A

Year Built: 1994

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/15/2025

Site Number: 06368352

Site Name: RUSH CREEK ESTATES-2-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,721

Percent Complete: 100%

Land Sqft^{*}: 12,565

Land Acres^{*}: 0.2884

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



Current Owner:

DO TIFFANY T
HOANG TUAN BINH

Primary Owner Address:

3004 RUSH CT
ARLINGTON, TX 76017

Deed Date: 6/17/2020

Deed Volume:

Deed Page:

Instrument: [D220141976](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIFFANY T DO	11/3/2014	D214241252		
BURCIE JUDY C;BURCIE MICHAEL J	6/30/1995	00120240001802	0012024	0001802
BENTLY COLLECTION HOMES LC	2/16/1993	00109530000206	0010953	0000206
YAZAN L C	9/25/1992	00107900000029	0010790	0000029
COMMONWEALTH BANK	9/11/1989	00097090001292	0009709	0001292
RUSH CREEK ESTATES INC	1/1/1989	00000000000000	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](#).

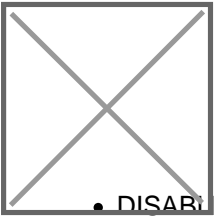
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$385,583	\$75,000	\$460,583	\$401,474
2023	\$385,000	\$60,000	\$445,000	\$364,976
2022	\$326,165	\$60,000	\$386,165	\$331,796
2021	\$241,633	\$60,000	\$301,633	\$301,633
2020	\$255,691	\$60,000	\$315,691	\$315,691

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.