

Tarrant Appraisal District Property Information | PDF Account Number: 40403734

Address: 4552 RUSH RIVER TR

City: FORT WORTH Georeference: 40672B-31-14 Subdivision: SUMMER CREEK RANCH ADDITION Neighborhood Code: 4S004N Latitude: 32.6091869957 Longitude: -97.3924659927 TAD Map: 2030-340 MAPSCO: TAR-103T





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

PROPERTY DATA

Legal Description: SUMMER CREEK RANCH ADDITION Block 31 Lot 14

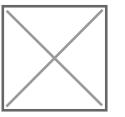
Jurisdictions:

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 Protest Deadline Date: 5/15/2025

Site Number: 40403734 Site Name: SUMMER CREEK RANCH ADDITION-31-14 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 1,692 Percent Complete: 100% Land Sqft^{*}: 6,099 Land Acres^{*}: 0.1400 Pool: N

+++ Rounded.

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



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OWNER INFORMATION

Current Owner:

VOLK PROPERTIES LLC: RUSH RIVER

Primary Owner Address: 2400 HENRY PKWY FLOWER MOUND, TX 75022 Deed Date: 1/28/2022 Deed Volume: Deed Page: Instrument: D222028037

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOLE ELTON G	1/27/2022	D222028035		
VOLK PROPERTIES LLC: RUSH RIVER	5/20/2021	D221145732		
SOLE ELTON G	2/28/2019	D219041906		
GEORGE JEFFREY C;GEORGE KIRBYLANE	2/26/2016	D216042341		
FERGUSON SCOTT A	6/2/2005	D205165007	000000	0000000
D R HORTON TEXAS LTD	3/25/2004	D204119085	000000	0000000
CL TEXAS LP	1/1/2003	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$220,943	\$60,000	\$280,943	\$280,943
2023	\$238,400	\$60,000	\$298,400	\$298,400
2022	\$191,919	\$45,000	\$236,919	\$236,919
2021	\$154,187	\$45,000	\$199,187	\$199,187
2020	\$147,519	\$45,000	\$192,519	\$192,519

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.