



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.



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	0000000	0000000
D R HORTON TEXAS LTD	3/25/2004	D204119085	0000000	0000000
CL TEXAS LP	1/1/2003	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	\$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.