

Single Family Residence

RESIDENTIAL

4712 RUSH RIVER TRL

FORT WORTH, TX 76123

\$352,792 TopHap Estimate · \$120 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,942 ft²

LIVING AREA

0.16 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$353K

\$327K low

\$379K high

Last Sale

\$195,000 · Oct 11, 2006

Est. Owner Equity

\$197,392

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,958 (2025)
Assessed Value	\$386,069
Previous Assessed	\$386,069
Assessor Market Value	\$386,069

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.16
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 224 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2006	Financing	Grant Deed			\$156K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Crowley High School	High	10–12	0.3 mi
Dallas Park Elementary School	Elementary	PK–5	0.6 mi
Summer Creek Middle School	Middle	6–8	1.0 mi

District: Crowley Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 76123

30 CRIME INDEX	110 AIR POLLUTION	40,523 POPULATION	\$97K MEDIAN IN-COME	65°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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