

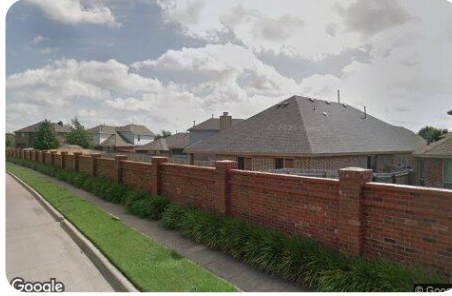
Single Family Residence

RESIDENTIAL

4412 RUSH RIVER TRL

FORT WORTH, TX 76123

\$322,065 TopHap Estimate · \$127 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,536 ft²

LIVING AREA

0.14 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$322K

\$298K low

\$347K high

Last Sale

\$190,900 · Mar 8, 2004

Est. Owner Equity

\$154,865

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,667 (2025)
Assessed Value	\$286,000
Previous Assessed	\$303,617
Assessor Market Value	\$286,000

PROPERTY FACTS

Property Type	Single Family Residence
County	TARRANT
Lot (acres)	0.14
Construction	Brick
Heating	Central
Cooling	Central
Pool	No

Porch · 24 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 7, 2012	Quitclaim	Quit Claim Transfer			
Mar 8, 2004	Financing	Grant Deed			\$153K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Crowley High School	High	10–12	0.3 mi
Dallas Park Elementary School	Elementary	PK–5	0.3 mi
Summer Creek Middle School	Middle	6–8	1.4 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------