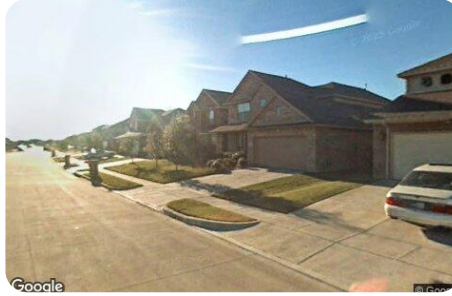


Single Family Residence **RESIDENTIAL**

# 4428 RUSH RIVER TRL

FORT WORTH, TX 76123

**\$331,540** TopHap Estimate · \$131 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,539 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$332K**

\$313K low

\$350K high

Last Sale

**\$356,440 · Jul 6, 2023**

Est. Owner Equity

**\$63,540**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,492 (2025) |
| Assessed Value        | \$347,906      |
| Previous Assessed     | \$347,906      |
| Assessor Market Value | \$347,906      |

## PROPERTY FACTS

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Jul 5, 2023  | Financing | Venders Lien |       |                    | \$268K |
| Oct 29, 2004 | Financing | Grant Deed   |       |                    | \$130K |

## 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    | 1.3 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>30</div> <div>CRIME INDEX</div> | <div>110</div> <div>AIR POLLUTION</div> | <div>40,523</div> <div>POPULATION</div> | <div>\$97K</div> <div>MEDIAN IN-COME</div> | <div>65°F</div> <div>AVG TEMP</div> | <div>64%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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