

Single Family Residence **RESIDENTIAL**

4448 RUSH RIVER TRL

FORT WORTH, TX 76123

\$324,871 TopHap Estimate · \$135 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,411 ft²

LIVING AREA

0.16 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$325K

\$310K low

\$339K high

Last Sale

\$150,000 · Jan 10, 2005

Est. Owner Equity

\$150,296

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,333 (2025)
Assessed Value	\$292,309
Previous Assessed	\$333,957
Assessor Market Value	\$333,957

PROPERTY FACTS

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 4, 2005	Resale	Venders Lien	\$150,000	\$62	\$145K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Crowley High School	High	10–12	0.2 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

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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