



## LOCATION

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**Address:** [3001 RUSH CT](#)

**City:** ARLINGTON

**Georeference:** 36747-2-1

**Subdivision:** RUSH CREEK ESTATES

**Neighborhood Code:** 1L150K

**Latitude:** 32.6707269045

**Longitude:** -97.1570489998

**TAD Map:** 2102-364

**MAPSCO:** TAR-095R



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

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**Legal Description:** RUSH CREEK ESTATES Block 2  
Lot 1

**Jurisdictions:**

CITY OF ARLINGTON (024)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06368298

**Site Name:** RUSH CREEK ESTATES-2-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,358

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,283

**Land Acres<sup>\*</sup>:** 0.2590

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

ZIRAKCHI JESSICA

**Primary Owner Address:**

7701 MANSFIELD HWY  
KENNE DALE, TX 76060-7624

**Deed Date:** 1/3/2000

**Deed Volume:** 0014301

**Deed Page:** 0000222

**Instrument:** 00143010000222

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAHMANI HENRY HAMID	4/3/1998	00131610000088	0013161	0000088
ODEH LATIFA	1/19/1998	00130540000145	0013054	0000145
BENTLY COLLECTION HOMES LC	2/16/1993	00109530000206	0010953	0000206
YAZAN L C	9/25/1992	00107900000029	0010790	0000029
COMMONWEALTH BANK	9/11/1989	00097090001292	0009709	0001292
RUSH CREEK ESTATES INC	1/1/1989	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$490,778	\$75,000	\$565,778	\$483,309
2023	\$432,000	\$60,000	\$492,000	\$439,372
2022	\$413,921	\$60,000	\$473,921	\$399,429
2021	\$303,117	\$60,000	\$363,117	\$363,117
2020	\$304,488	\$60,000	\$364,488	\$364,488

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

- HOMESTEAD GENERAL 11.13(b)

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.