



LOCATION

Address: [4112 VISTA CREEK CT](#)
City: ARLINGTON
Georeference: 12889H-4-3
Subdivision: ESTATES ON RUSH CREEK, THE
Neighborhood Code: 1L040L

Latitude: 32.7035980661
Longitude: -97.172699995
TAD Map: 2096-376
MAPSCO: TAR-081X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ESTATES ON RUSH CREEK,
THE Block 4 Lot 3

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06798837

Site Name: ESTATES ON RUSH CREEK, THE-4-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,161

Percent Complete: 100%

Land Sqft^{*}: 16,204

Land Acres^{*}: 0.3720

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SHERMAN KIRSTIE

Primary Owner Address:

4112 VISTA CREEK CT
ARLINGTON, TX 76016

Deed Date: 9/1/2023

Deed Volume:

Deed Page:

Instrument: [D223161147](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|------------|----------------|-------------|-----------|
| JETT KAREN S;JETT MORRIS E | 11/22/1996 | 00125910000122 | 0012591 | 0000122 |
| GIOVANNI HOMES CORP | 5/17/1996 | 00123770001522 | 0012377 | 0001522 |
| BILLVIN LAND DEV INC | 1/1/1995 | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$450,000 | \$110,000 | \$560,000 | \$560,000 |
| 2023 | \$497,273 | \$110,000 | \$607,273 | \$491,404 |
| 2022 | \$336,731 | \$110,000 | \$446,731 | \$446,731 |
| 2021 | \$338,288 | \$80,000 | \$418,288 | \$418,288 |
| 2020 | \$339,495 | \$80,000 | \$419,495 | \$419,495 |

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.