

LOCATION

Address: [2436 RUSHING SPRINGS DR](#)

City: FORT WORTH

Georeference: 23264J-7-15

Subdivision: LAKES OF RIVER TRAILS SOUTH

Neighborhood Code: 3T010C

Latitude: 32.7917429055

Longitude: -97.1777614682

TAD Map: 2096-408

MAPSCO: TAR-067F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LAKES OF RIVER TRAILS
SOUTH Block 7 Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
HURST-EULESS-BEDFORD ISD (916)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40236013

Site Name: LAKES OF RIVER TRAILS SOUTH-7-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,725

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 0.1262

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HABIB MICHEL

Primary Owner Address:

2436 RUSHING SPRINGS DR
FORT WORTH, TX 76118-7759

Deed Date: 5/13/2013

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D213124940](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
US BANK NATIONAL ASSN	10/2/2012	D212247164	0000000	0000000
HOUSMART INC	5/26/2011	D212023485	0000000	0000000
CAIN ROBERT D	10/21/2005	D205319984	0000000	0000000
MILLER SHAWNIE	8/31/2004	D204278622	0000000	0000000
MACK CLARK HOMES INC	4/16/2003	00166090000194	0016609	0000194
RIVERBEND INVESTMENT II LTD	1/1/2003	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	\$257,000	\$70,000	\$327,000	\$327,000
2023	\$265,000	\$55,000	\$320,000	\$320,000
2022	\$238,732	\$55,000	\$293,732	\$293,732
2021	\$198,310	\$55,000	\$253,310	\$253,310
2020	\$157,000	\$55,000	\$212,000	\$212,000

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

There are no exemptions for this property

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.