

## LOCATION

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**Address:** [7612 RAINBOW CREEK DR](#)

**City:** FORT WORTH

**Georeference:** 40728-10-20

**Subdivision:** SUNDANCE SPRINGS ADDITION

**Neighborhood Code:** 4S350A

**Latitude:** 32.631853542

**Longitude:** -97.3557891269

**TAD Map:** 2042-348

**MAPSCO:** TAR-104K



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:** SUNDANCE SPRINGS  
ADDITION Block 10 Lot 20

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CROWLEY ISD (912)

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40789276

**Site Name:** SUNDANCE SPRINGS ADDITION-10-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,452

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,250

**Land Acres<sup>\*</sup>:** 0.1205

**Pool:** N

+++ Rounded.

\* 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:**

REASON TIFFANY

**Primary Owner Address:**

7612 RAINBOW CREEK  
FORT WORTH, TX 76123

**Deed Date:** 6/8/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216127896](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MORENO ESSAU L	10/28/2010	<a href="#">D210272453</a>	0000000	0000000
SECRETARY OF HUD	8/9/2010	<a href="#">D210205724</a>	0000000	0000000
CITIMORTGAGE INC	8/3/2010	<a href="#">D210193124</a>	0000000	0000000
JACKSON ADAM;JACKSON M BEHROOZI	2/14/2007	<a href="#">D207064919</a>	0000000	0000000
GOODMAN FAMILY OF BUILDERS LP	12/20/2005	<a href="#">D205381695</a>	0000000	0000000
SUNDANCE SPRINGS LTD	1/1/2005	0000000000000000	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	\$178,623	\$40,000	\$218,623	\$218,623
2023	\$159,737	\$40,000	\$199,737	\$199,737
2022	\$132,735	\$40,000	\$172,735	\$172,735
2021	\$115,033	\$40,000	\$155,033	\$155,033
2020	\$95,340	\$40,000	\$135,340	\$135,340

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.