



## LOCATION

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**Address:** [7616 RAINBOW CREEK DR](#)

**City:** FORT WORTH

**Georeference:** 40728-10-21

**Subdivision:** SUNDANCE SPRINGS ADDITION

**Neighborhood Code:** 4S350A

**Latitude:** 32.6317150427

**Longitude:** -97.3557953004

**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 21

**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:** 2014

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40789284

**Site Name:** SUNDANCE SPRINGS ADDITION-10-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,460

**Percent Complete:** 100%

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

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

**Pool:** N

<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:**

FYR SFR BORROWER LLC

**Primary Owner Address:**

PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 3/15/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222174776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOME SFR BORROWER IV LLC	11/21/2017	<a href="#">D217290036</a>		
EPH 2 ASSETS LLC	1/6/2015	<a href="#">D215003327</a>		
VILLAGES AT SUNDANCE LLC	4/26/2012	<a href="#">D212105248</a>	0000000	0000000
WEEKLEY HOMES LP	7/31/2006	<a href="#">D206250153</a>	0000000	0000000
SUNDANCE SPRINGS LTD	1/1/2005	000000000000000	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	\$158,000	\$40,000	\$198,000	\$198,000
2023	\$158,000	\$40,000	\$198,000	\$198,000
2022	\$121,000	\$40,000	\$161,000	\$161,000
2021	\$113,298	\$40,000	\$153,298	\$153,298
2020	\$100,496	\$40,000	\$140,496	\$140,496

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.