



**Address:** [840 RAINBOW TR](#)  
**City:** GRAPEVINE  
**Georeference:** 40930--165  
**Subdivision:** SUNSHINE HARBOR ADDITION  
**Neighborhood Code:** 3G030I

**Latitude:** 32.9338154808  
**Longitude:** -97.066753547  
**TAD Map:** 2132-460  
**MAPSCO:** TAR-028K



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSHINE HARBOR ADDITION  
Lot 165

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1968

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$396,387

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03053016

**Site Name:** SUNSHINE HARBOR ADDITION-165

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,439

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,015

**Land Acres<sup>\*</sup>:** 0.1610

**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

**Current Owner:**

FOREMAN NICHOLAS

**Primary Owner Address:**

840 RAINBOW TRL  
GRAPEVINE, TX 76051

**Deed Date:** 2/20/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220042726](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BLACK SHARK HOLDINGS LLC	12/12/2019	<a href="#">D219287322</a>		
WALTHER TERESE LYNN	2/18/2011	M211000770		
SCHRAGIN TERESE	9/15/2008	<a href="#">D208369229</a>	0000000	0000000
ZIOBER MARILYN J	6/16/2006	<a href="#">D206184742</a>	0000000	0000000
HUFF LAUR ETTA	8/1/2005	<a href="#">D205227785</a>	0000000	0000000
HUFF DENNIS	2/10/2005	<a href="#">D205043723</a>	0000000	0000000
MERRILL BARBARA K	5/5/2004	<a href="#">D204171848</a>	0000000	0000000
MERRILL GALE WAYNE	12/31/1900	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	\$331,387	\$65,000	\$396,387	\$373,892
2024	\$331,387	\$65,000	\$396,387	\$339,902
2023	\$335,272	\$55,000	\$390,272	\$309,002
2022	\$250,911	\$30,000	\$280,911	\$280,911
2021	\$234,000	\$30,000	\$264,000	\$264,000
2020	\$184,822	\$30,000	\$214,822	\$214,822

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.