



**Address:** [610 RAINBOW CREEK CT](#)  
**City:** ARLINGTON  
**Georeference:** 40891-1-22  
**Subdivision:** SUNSET HILLS - ARLINGTON  
**Neighborhood Code:** 1X010D

**Latitude:** 32.7421980134  
**Longitude:** -97.15670797  
**TAD Map:** 2102-388  
**MAPSCO:** TAR-081H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SUNSET HILLS - ARLINGTON  
Block 1 Lot 22

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$623,944

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

**Site Number:** 40507696

**Site Name:** SUNSET HILLS - ARLINGTON-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,910

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 21,344

**Land Acres<sup>\*</sup>:** 0.4900

**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:**

MOHMAND NASSAR  
MOHMAND JOCELYN DIANNE

**Primary Owner Address:**

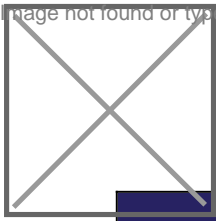
610 RAINBOW CREEK CT  
ARLINGTON, TX 76012

**Deed Date:** 3/4/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224037165](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALSADI TAREQ	6/27/2013	<a href="#">D213169604</a>	0000000	0000000
BEANE BRADLEY T;BEANE KERRIE	8/22/2008	<a href="#">D208340782</a>	0000000	0000000
FROST NATIONAL BANK	7/1/2008	<a href="#">D208254965</a>	0000000	0000000
GIOVANNI HOMES CORP	1/1/2004	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	\$508,944	\$115,000	\$623,944	\$623,944
2024	\$508,944	\$115,000	\$623,944	\$607,277
2023	\$467,637	\$115,000	\$582,637	\$552,070
2022	\$386,882	\$115,000	\$501,882	\$501,882
2021	\$388,694	\$75,000	\$463,694	\$463,694
2020	\$357,976	\$75,000	\$432,976	\$432,976

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.