



**Address:** [3408 ST VINCENT RD](#)  
**City:** FORT WORTH  
**Georeference:** 33347-7-19  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003A

**Latitude:** 32.6086482518  
**Longitude:** -97.3710420355  
**TAD Map:** 2036-340  
**MAPSCO:** TAR-103Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RAINBOW RIDGE ADDITION  
Block 7 Lot 19

**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:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40603997

**Site Name:** RAINBOW RIDGE ADDITION-7-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,400

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,099

**Land Acres<sup>\*</sup>:** 0.1400

**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:**

MY OR LLC

**Primary Owner Address:**

700 LAVACA ST STE 1401  
AUSTIN, TX 78701

**Deed Date:** 9/2/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216206914](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUANE JOANNE F	7/22/2005	<a href="#">D205214967</a>	0000000	0000000
CHOICE HOMES INC	4/7/2005	<a href="#">D205104005</a>	0000000	0000000
SJ RAINBOW RIDGE DEV LP	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	\$190,579	\$50,000	\$240,579	\$240,579
2024	\$190,579	\$50,000	\$240,579	\$240,579
2023	\$208,382	\$50,000	\$258,382	\$258,382
2022	\$163,064	\$40,000	\$203,064	\$203,064
2021	\$137,468	\$40,000	\$177,468	\$177,468
2020	\$114,562	\$40,000	\$154,562	\$154,562

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.