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**Address:** [7628 RAINBOW CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 40728-10-24  
**Subdivision:** SUNDANCE SPRINGS ADDITION  
**Neighborhood Code:** 4S350A

**Latitude:** 32.6313024959  
**Longitude:** -97.3558136157  
**TAD Map:** 2042-348  
**MAPSCO:** TAR-104K



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

**PROPERTY DATA**

**Legal Description:** SUNDANCE SPRINGS  
ADDITION Block 10 Lot 24 33.33% UNDIVIDED  
INTEREST  
**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)  
**Site Number:** 40789314  
**Site Name:** SUNDANCE SPRINGS ADDITION 10 24 UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 1,680  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 2007  
**Land Sqft\*:** 5,250  
**Personal Property Account:** N/A  
**Land Acres\*:** 0.1205  
**Agent:** None  
**Pool:** N  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$81,656  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
NGUYEN MARY THI  
**Primary Owner Address:**  
7628 RAINBOW CREEK DR  
FORT WORTH, TX 76123  
**Deed Date:** 1/1/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216062755](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUONG LIEU;NGUYEN MARY THI;NGUYEN TOI	3/23/2016	<a href="#">D216062755</a>		
NGUYEN TOI	6/11/2007	<a href="#">D207210744</a>	0000000	0000000
WEEKLEY HOMES LP	7/6/2005	<a href="#">D205200424</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	\$68,324	\$13,332	\$81,656	\$81,656
2024	\$68,324	\$13,332	\$81,656	\$75,131
2023	\$61,030	\$13,332	\$74,362	\$68,301
2022	\$50,604	\$13,332	\$63,936	\$62,092
2021	\$43,768	\$13,332	\$57,100	\$56,447
2020	\$38,721	\$13,332	\$52,053	\$51,315

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.