



**Address:** [7636 RAINBOW CREEK DR](#)  
**City:** FORT WORTH  
**Georeference:** 40728-10-26  
**Subdivision:** SUNDANCE SPRINGS ADDITION  
**Neighborhood Code:** 4S350A

**Latitude:** 32.6310286362  
**Longitude:** -97.355824719  
**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

**Legal Description:** SUNDANCE SPRINGS  
ADDITION Block 10 Lot 26

**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:** 2007

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$274,902

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

**Site Number:** 40789330

**Site Name:** SUNDANCE SPRINGS ADDITION-10-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,912

**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

**Current Owner:**

LABANG HKUN AWNG JOHN  
GAWNG AH LAI LU LA

**Primary Owner Address:**

7636 RAINBOW CREEK DR  
FORT WORTH, TX 76123

**Deed Date:** 8/15/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** A212591034

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GAWNG AH LAI LU LA;LABANG LA N	8/28/2017	<a href="#">D217199216</a>		
SILVA RUBY	10/29/2007	<a href="#">D207404487</a>	0000000	0000000
GOODMAN FAMILY BUILDERS LP	12/20/2005	<a href="#">D205381695</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	\$234,902	\$40,000	\$274,902	\$247,433
2024	\$234,902	\$40,000	\$274,902	\$224,939
2023	\$209,666	\$40,000	\$249,666	\$204,490
2022	\$159,000	\$40,000	\$199,000	\$185,900
2021	\$129,000	\$40,000	\$169,000	\$169,000
2020	\$129,000	\$40,000	\$169,000	\$169,000

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.