



**Address:** [3313 GUYANA RD](#)  
**City:** FORT WORTH  
**Georeference:** 33347-11-14  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003A

**Latitude:** 32.6089562219  
**Longitude:** -97.3688030633  
**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 11 Lot 14

**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:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41158814  
**Site Name:** RAINBOW RIDGE ADDITION-11-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,577  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,405  
**Land Acres<sup>\*</sup>:** 0.1699  
**Pool:** N

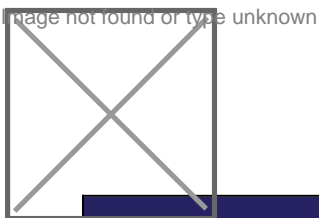
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
FKH SFR PROPCO B-HLD LP  
**Primary Owner Address:**  
600 GALLERIA PKWY SE STE 300  
ATLANTA, GA 30339

**Deed Date:** 10/20/2020  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220278338](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CERBERUS SFR HOLDINGS LP	2/16/2018	<a href="#">D218042358</a>		
MORRIS TONI S	11/19/2010	<a href="#">D210288550</a>	0000000	0000000
FEDERAL NATIONAL MTG ASSN	9/7/2010	<a href="#">D210225126</a>	0000000	0000000
SCOTT CHARLES;SCOTT CHAUNTHEOI	6/29/2007	<a href="#">D207235452</a>	0000000	0000000
HMH LIFESTYLES LP	11/3/2006	<a href="#">D206349906</a>	0000000	0000000
SJ RAINBOW RIDGE DEV LP	1/1/2006	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	\$232,245	\$50,000	\$282,245	\$282,245
2024	\$271,353	\$50,000	\$321,353	\$321,353
2023	\$305,294	\$50,000	\$355,294	\$355,294
2022	\$236,003	\$40,000	\$276,003	\$276,003
2021	\$184,322	\$40,000	\$224,322	\$224,322
2020	\$152,000	\$40,000	\$192,000	\$192,000

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

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.