



**Address:** [3108 GUYANA RD](#)  
**City:** FORT WORTH  
**Georeference:** 33347-13-24  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003D

**Latitude:** 32.6103713689  
**Longitude:** -97.3648925049  
**TAD Map:** 2036-340  
**MAPSCO:** TAR-104S



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

## PROPERTY DATA

**Legal Description:** RAINBOW RIDGE ADDITION  
Block 13 Lot 24

**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:** 2020

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800044093

**Site Name:** RAINBOW RIDGE ADDITION 13 24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,934

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**  
SF ONE PROPERTIES LLC  
**Primary Owner Address:**  
11398 PLAINVIEW DR  
FRISCO, TX 75035

**Deed Date:** 1/20/2025  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D225009706](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOSAMON PAULA M	10/21/2020	<a href="#">D220277320</a>		
IMPRESSION HOMES LLC	6/24/2020	<a href="#">D220150387</a>		

## 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	\$0	\$0	\$0	\$0
2024	\$253,170	\$60,000	\$313,170	\$313,170
2023	\$260,000	\$60,000	\$320,000	\$320,000
2022	\$269,457	\$50,000	\$319,457	\$319,457
2021	\$183,945	\$50,000	\$233,945	\$233,945
2020	\$0	\$35,000	\$35,000	\$35,000

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.