



Address: [3416 ARUBA LN](#)
City: FORT WORTH
Georeference: 33347-1-18
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003A

Latitude: 32.6113255472
Longitude: -97.3699881285
TAD Map: 2036-340
MAPSCO: TAR-103V



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

PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION
Block 1 Lot 18

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41158342

Site Name: RAINBOW RIDGE ADDITION-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,693

Percent Complete: 100%

Land Sqft*: 10,500

Land Acres*: 0.2410

Pool: N

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

VELEZ MUNOZ JUAN CARLOS
HERNANDEZ ANA LILIA AVILA

Primary Owner Address:

3416 ARUBA LN
FORT WORTH, TX 76123

Deed Date: 4/23/2019

Deed Volume:

Deed Page:

Instrument: [D219088138](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARROYO RICARDO G;CALDERON JUANA	6/13/2017	D217145214		
FTW RAINBOW RIDGE 150 LLC	4/2/2015	D215070881		
SIENA HOMES LLC	3/31/2015	D215069591		
CTMGT LOTS HOLDINGS LLC	12/29/2009	D209337157	0000000	0000000
SJ RAINBOW RIDGE DEV LP	1/1/2006	00000000000000	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$240,131	\$42,500	\$282,631	\$282,631
2023	\$262,255	\$42,500	\$304,755	\$304,755
2022	\$204,097	\$34,000	\$238,097	\$238,097
2021	\$171,197	\$34,000	\$205,197	\$205,197
2020	\$146,012	\$34,000	\$180,012	\$180,012

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.