

Tarrant Appraisal District

Property Information | PDF

Account Number: 41158628

Address: 9016 CURACAO DR

City: FORT WORTH
Georeference: 33347-1-43

LOCATION

Subdivision: RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003A

**Latitude:** 32.6121159349 **Longitude:** -97.3659603384

**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 1 Lot 43

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: 2018

Personal Property Account: N/A Agent: RYAN LLC (00672F) Protest Deadline Date: 5/15/2025 **Site Number:** 41158628

**Site Name:** RAINBOW RIDGE ADDITION-1-43 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,709
Percent Complete: 100%

Land Sqft\*: 15,078 Land Acres\*: 0.3461

Pool: N

+++ Rounded.

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



## **OWNER INFORMATION**

Current Owner: Deed Date: 4/11/2022
SAF SN TEXAS A LLC

Deed Date: 4/11/2022

Primary Owner Address:
8390 E VIA DE VENTURA F-110 #303

Deed Volume:
Deed Page:

SCOTTSDALE, AZ 85258 Instrument: D222093231

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS LARRY	7/31/2018	D218170971		
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	\$241,782	\$42,500	\$284,282	\$284,282
2023	\$266,261	\$42,500	\$308,761	\$308,761
2022	\$207,070	\$34,000	\$241,070	\$220,158
2021	\$173,585	\$34,000	\$207,585	\$200,144
2020	\$147,949	\$34,000	\$181,949	\$181,949

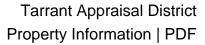
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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