

# Tarrant Appraisal District Property Information | PDF Account Number: 41159462

#### Address: <u>9217 ABACO WAY</u>

City: FORT WORTH Georeference: 33347-13-2 Subdivision: RAINBOW RIDGE ADDITION Neighborhood Code: 4S003A Latitude: 32.6094637648 Longitude: -97.367658099 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 2

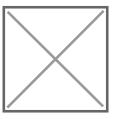
#### Jurisdictions:

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: 2016 Personal Property Account: N/A Agent: CAMERON PROPERTY TAX (12191) Protest Deadline Date: 5/15/2025

Site Number: 41159462 Site Name: RAINBOW RIDGE ADDITION-13-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,657 Percent Complete: 100% Land Sqft<sup>\*</sup>: 5,500 Land Acres<sup>\*</sup>: 0.1262 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:

BT CAYMAN LLC

Primary Owner Address: 5430 LYNDON B JOHNSON FRWY STE 1050

DALLAS, TX 75240

Deed Date: 5/31/2017 Deed Volume: Deed Page: Instrument: D217125641

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BT COLE ONE LLC	3/16/2017	<u>D217074149</u>		
FTW RAINBOW RIDGE 150 LLC	4/2/2015	D215070881		
SIENA HOMES LLC	3/31/2015	D215069591		
CTMGT LOTS HOLDINGS LLC	12/29/2009	D209337157	000000	0000000
SJ RAINBOW RIDGE DEV LP	1/1/2006	000000000000000000000000000000000000000	000000	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	\$175,000	\$50,000	\$225,000	\$225,000
2023	\$248,000	\$50,000	\$298,000	\$298,000
2022	\$175,000	\$40,000	\$215,000	\$215,000
2021	\$160,000	\$40,000	\$200,000	\$200,000
2020	\$138,000	\$40,000	\$178,000	\$178,000

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.