



**Address:** [9213 ABACO WAY](#)  
**City:** FORT WORTH  
**Georeference:** 33347-13-3  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003A

**Latitude:** 32.6095833512  
**Longitude:** -97.3675780638  
**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 3

**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:** None

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

**Site Number:** 41159470

**Site Name:** RAINBOW RIDGE ADDITION-13-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,687

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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:**

VILLEGAS JOSE R M  
CARDOZA BERTHA

**Deed Date:** 1/5/2017

**Deed Volume:**

**Deed Page:**

**Primary Owner Address:**

2125 PARK WILLOW LN STE C  
ARLINGTON, TX 76011

**Instrument:** [D217005485](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FTW RAINBOW RIDGE 150 LLC	4/2/2015	<a href="#">D215070881</a>		
SIENA HOMES LLC	3/31/2015	<a href="#">D215069591</a>		
CTMGT LOTS HOLDINGS LLC	12/29/2009	<a href="#">D209337157</a>	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	\$238,215	\$50,000	\$288,215	\$288,215
2023	\$260,155	\$50,000	\$310,155	\$310,155
2022	\$202,483	\$40,000	\$242,483	\$242,483
2021	\$169,856	\$40,000	\$209,856	\$209,856
2020	\$144,879	\$40,000	\$184,879	\$184,879

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.