



Address: [9153 ABACO WAY](#)
City: FORT WORTH
Georeference: 33347-13-11
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003A

Latitude: 32.6103918293
Longitude: -97.3666768851
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 11

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: 41159551

Site Name: RAINBOW RIDGE ADDITION-13-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,673

Percent Complete: 100%

Land Sqft^{*}: 5,500

Land Acres^{*}: 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:

NZEFEH PRECELIA
NKIANYI LAWRENCE FUANYI

Primary Owner Address:

9153 ABACO WAY
FORT WORTH, TX 76123

Deed Date: 10/18/2023

Deed Volume:

Deed Page:

Instrument: [D223188167](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALVARADO JAVIER JR;ALVARADO MARIA GUADALUPE	6/13/2016	D216163116		
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	\$234,790	\$50,000	\$284,790	\$284,790
2023	\$256,441	\$50,000	\$306,441	\$306,441
2022	\$199,527	\$40,000	\$239,527	\$239,527
2021	\$167,330	\$40,000	\$207,330	\$207,330
2020	\$142,682	\$40,000	\$182,682	\$182,682

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



- HOMESTEAD GENERAL 11.13(b)

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.