

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41159675

Address: 9101 ABACO WAY

City: FORT WORTH

**Georeference:** 33347-13-22

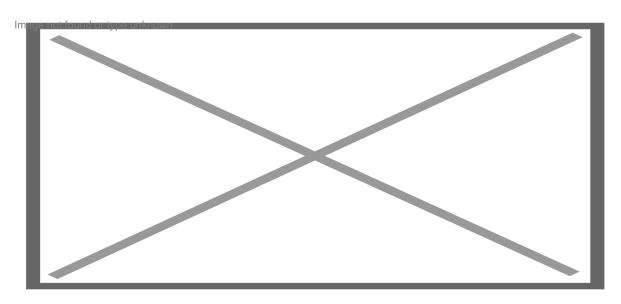
Subdivision: RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003A

**Latitude:** 32.6107279893 **Longitude:** -97.3648728708

**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 22 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: 2015

Personal Property Account: N/A

Agent: None

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

**Site Number:** 41159675

Site Name: RAINBOW RIDGE ADDITION-13-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,509
Percent Complete: 100%

**Land Sqft\*:** 7,840 **Land Acres\*:** 0.1799

Pool: N

+++ Rounded

04-01-2025 Page 1

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



## **OWNER INFORMATION**

**Current Owner:** 

DEL-CAMPO CHRISTIAN MARTIN MARTIN DEL-CAMPO BARBARA N

**Primary Owner Address:** 

9101 ABACO WAY

FORT WORTH, TX 76133

**Deed Date: 2/19/2016** 

Deed Volume:

**Deed Page:** 

Instrument: D216042447

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$293,025	\$50,000	\$343,025	\$287,957
2023	\$321,511	\$50,000	\$371,511	\$261,779
2022	\$246,487	\$40,000	\$286,487	\$237,981
2021	\$204,026	\$40,000	\$244,026	\$216,346
2020	\$171,511	\$40,000	\$211,511	\$196,678

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

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

04-01-2025 Page 2

<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.

04-01-2025 Page 3