

LOCATION

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42745665

Address: 9140 NEVIS DR City: FORT WORTH Georeference: 33347-18-6

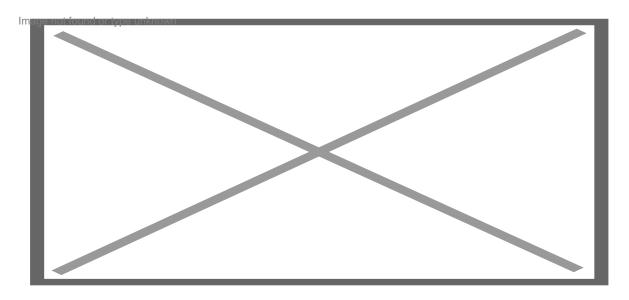
Subdivision: RAINBOW RIDGE ADDITION

Neighborhood Code: 4S003C

Latitude: 32.6085563822 Longitude: -97.3634212755

**TAD Map:** 2036-340 **MAPSCO:** TAR-104W





This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION

Block 18 Lot 6

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: 2021

Personal Property Account: N/A

Agent: None

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

**Site Number:** 800061822

Site Name: RAINBOW RIDGE ADDITION Block 18 Lot 6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,973
Percent Complete: 100%

Land Sqft\*: 5,500 Land Acres\*: 0.1263

Pool: N

+++ Rounded

04-02-2025 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: PERAL CHRISTOPHER A

**Primary Owner Address:** 

9140 NEVIS DR

FORT WORTH, TX 76123

Deed Date: 10/25/2021

Deed Volume: Deed Page:

Instrument: D221314666

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IMPRESSION HOMES LLC	8/2/2021	D221148197		

## **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	\$279,165	\$60,000	\$339,165	\$339,165
2023	\$287,860	\$60,000	\$347,860	\$347,860
2022	\$265,684	\$60,000	\$325,684	\$325,684
0	\$0	\$0	\$0	\$0

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

## **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.

04-02-2025 Page 2

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