



Address: [3524 ARUBA LN](#)
City: FORT WORTH
Georeference: 33347-1-2
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003A

Latitude: 32.6118563502
Longitude: -97.3726211457
TAD Map: 2036-340
MAPSCO: TAR-103V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RAINBOW RIDGE ADDITION
Block 1 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: 5/24/2024

Site Number: 40602338
Site Name: RAINBOW RIDGE ADDITION-1-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,657
Percent Complete: 100%
Land Sqft^{*}: 10,500
Land Acres^{*}: 0.2410
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:

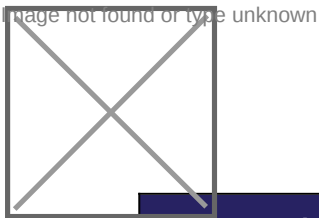
5430 LYNDON B JOHNSON FRWY STE 1050
DALLAS, TX 75240

Deed Date: 5/31/2017

Deed Volume:

Deed Page:

Instrument: [D217125641](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BT COLE ONE LLC	3/17/2017	D217061081		
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	1/1/2004	000000000000000	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	\$176,500	\$42,500	\$219,000	\$219,000
2024	\$176,500	\$42,500	\$219,000	\$219,000
2023	\$247,500	\$42,500	\$290,000	\$290,000
2022	\$176,000	\$34,000	\$210,000	\$210,000
2021	\$160,900	\$34,000	\$194,900	\$194,900
2020	\$141,030	\$34,000	\$175,030	\$175,030

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.