



**Address:** [3512 ARUBA LN](#)  
**City:** FORT WORTH  
**Georeference:** 33347-1-5  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003A

**Latitude:** 32.6117059471  
**Longitude:** -97.3721674738  
**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 5

**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:** 2017

**Personal Property Account:** N/A

**Agent:** CAMERON PROPERTY TAX (12191)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40602362  
**Site Name:** RAINBOW RIDGE ADDITION-1-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,665  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,500  
**Land Acres<sup>\*</sup>:** 0.2410  
**Pool:** N

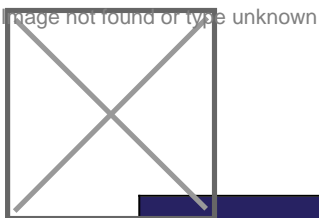
<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
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           | 5/19/2017  | <a href="#">D217114723</a> |             |           |
| 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   | 1/1/2004   | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$206,828          | \$42,500    | \$249,328    | \$249,328                    |
| 2024 | \$206,828          | \$42,500    | \$249,328    | \$249,328                    |
| 2023 | \$252,500          | \$42,500    | \$295,000    | \$295,000                    |
| 2022 | \$181,000          | \$34,000    | \$215,000    | \$215,000                    |
| 2021 | \$161,900          | \$34,000    | \$195,900    | \$195,900                    |
| 2020 | \$142,898          | \$34,000    | \$176,898    | \$176,898                    |

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.