



Address: [9117 ST KITTS RD](#)
City: FORT WORTH
Georeference: 33347-5-24
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003A

Latitude: 32.6104994553
Longitude: -97.372006015
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 5 Lot 24

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: 2006
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Notice Sent Date: 4/15/2025
Notice Value: \$242,654
Protest Deadline Date: 5/24/2024

Site Number: 40603474
Site Name: RAINBOW RIDGE ADDITION-5-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,675
Percent Complete: 100%
Land Sqft^{*}: 5,500
Land Acres^{*}: 0.1262
Pool: N

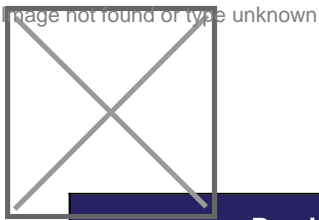
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
ARMAH EMMANUEL A
ARMAH TOMIKA
Primary Owner Address:
9117 SAINT KITTS RD
FORT WORTH, TX 76123-3523

Deed Date: 3/19/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212073909](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RINER WADE	11/1/2011	D211280619	0000000	0000000
TALBOT AUSTIN;TALBOT MARILYN OPARA	5/31/2006	D206173691	0000000	0000000
HMH LIFESTYLES LP	1/10/2006	D206011846	0000000	0000000
SJ RAINBOW RIDGE DEV LP	3/22/2005	000000000000000	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	\$192,654	\$50,000	\$242,654	\$223,608
2024	\$192,654	\$50,000	\$242,654	\$203,280
2023	\$243,001	\$50,000	\$293,001	\$184,800
2022	\$128,000	\$40,000	\$168,000	\$168,000
2021	\$128,000	\$40,000	\$168,000	\$167,222
2020	\$131,710	\$39,690	\$171,400	\$152,020

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.