



Address: [9213 ABACO WAY](#)
City: FORT WORTH
Georeference: 33347-13-3
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003A

Latitude: 32.6095833512
Longitude: -97.3675780638
TAD Map: 2036-340
MAPSCO: TAR-104S



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 13 Lot 3

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: PROTEST TAX LLC (13017)

Protest Deadline Date: 5/24/2024

Site Number: 41159470

Site Name: RAINBOW RIDGE ADDITION-13-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,687

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:

VILLEGAS JOSE R M
CARDOZA BERTHA

Primary Owner Address:

2125 PARK WILLOW LN STE C
ARLINGTON, TX 76011

Deed Date: 1/5/2017

Deed Volume:

Deed Page:

Instrument: [D217005485](#)

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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$238,215	\$50,000	\$288,215	\$288,215
2024	\$238,215	\$50,000	\$288,215	\$288,215
2023	\$260,155	\$50,000	\$310,155	\$310,155
2022	\$202,483	\$40,000	\$242,483	\$242,483
2021	\$169,856	\$40,000	\$209,856	\$209,856
2020	\$144,879	\$40,000	\$184,879	\$184,879

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.