



Address: [9157 ABACO WAY](#)
City: FORT WORTH
Georeference: 33347-13-10
Subdivision: RAINBOW RIDGE ADDITION
Neighborhood Code: 4S003A

Latitude: 32.6103082691
Longitude: -97.3668058526
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 10

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: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$257,000
Protest Deadline Date: 5/24/2024

Site Number: 41159543
Site Name: RAINBOW RIDGE ADDITION-13-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,693
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:
SFR JV-2 2024-2 BORROWER LLC
Primary Owner Address:
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

Deed Date: 6/5/2024
Deed Volume:
Deed Page:
Instrument: [D224100526](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SFR JV-2 PROPERTY LLC	5/4/2023	D223078416		
HPMC PROPERTIES DALLAS LLC	5/3/2016	D216097158		
BT COLE ONE LLC	3/18/2016	D216064677		
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	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	\$161,408	\$50,000	\$211,408	\$211,408
2024	\$207,000	\$50,000	\$257,000	\$257,000
2023	\$261,590	\$50,000	\$311,590	\$311,590
2022	\$190,000	\$40,000	\$230,000	\$230,000
2021	\$169,600	\$40,000	\$209,600	\$209,600
2020	\$141,000	\$40,000	\$181,000	\$181,000

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.