

## LOCATION

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**Address:** [9013 CURACAO DR](#)  
**City:** FORT WORTH  
**Georeference:** 33347-12-25  
**Subdivision:** RAINBOW RIDGE ADDITION  
**Neighborhood Code:** 4S003A

**Latitude:** 32.6114121389  
**Longitude:** -97.3657741092  
**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

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**Legal Description:** RAINBOW RIDGE ADDITION  
Block 12 Lot 25

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 41159136  
**Site Name:** RAINBOW RIDGE ADDITION-12-25  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,693  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,500  
**Land Acres<sup>\*</sup>:** 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

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**Current Owner:**

ARRIAGA NESTOR VEGA  
VEGA EDITH RUBICELIA

**Primary Owner Address:**

9013 CURACAO DR  
FORT WORTH, TX 76123

**Deed Date:** 12/14/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218275345](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	1/1/2006	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$240,741	\$50,000	\$290,741	\$290,741
2023	\$262,918	\$50,000	\$312,918	\$312,918
2022	\$204,613	\$40,000	\$244,613	\$244,613
2021	\$171,629	\$40,000	\$211,629	\$211,629
2020	\$146,378	\$40,000	\$186,378	\$186,378

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.