

## LOCATION

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**Address:** [9144 ABACO WAY](#)

**City:** FORT WORTH

**Georeference:** 33347-12-38

**Subdivision:** RAINBOW RIDGE ADDITION

**Neighborhood Code:** 4S003A

**Latitude:** 32.6109305355

**Longitude:** -97.3667002812

**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 38

**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:** None

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

**Site Number:** 41159276

**Site Name:** RAINBOW RIDGE ADDITION-12-38

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,680

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,500

**Land Acres<sup>\*</sup>:** 0.1262

**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

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**Current Owner:**

AMGBT OAK LLC

**Primary Owner Address:**

PO BOX 4090  
SCOTTSDALE, AZ 85261

**Deed Date:** 9/23/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216233566](#)

| Previous Owners           | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------|------------|----------------------------|-------------|-----------|
| BT COLE TWO LLC           | 4/28/2016  | <a href="#">D216122677</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   | 1/1/2006   | 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 | \$211,000          | \$50,000    | \$261,000    | \$261,000                    |
| 2023 | \$246,000          | \$50,000    | \$296,000    | \$296,000                    |
| 2022 | \$175,000          | \$40,000    | \$215,000    | \$215,000                    |
| 2021 | \$161,000          | \$40,000    | \$201,000    | \$201,000                    |
| 2020 | \$140,000          | \$40,000    | \$180,000    | \$180,000                    |

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.