



## LOCATION

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**Address:** [9109 ABACO WAY](#)

**City:** FORT WORTH

**Georeference:** 33347-13-20

**Subdivision:** RAINBOW RIDGE ADDITION

**Neighborhood Code:** 4S003A

**Latitude:** 32.6106638473

**Longitude:** -97.36525152

**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 13 Lot 20

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41159659

**Site Name:** RAINBOW RIDGE ADDITION-13-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,107

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,098

**Land Acres<sup>\*</sup>:** 0.1399

**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:**

BT ORIOLE ONE LLC

**Primary Owner Address:**

5430 LYNDON B JOHNSON FRWY STE 1050  
DALLAS, TX 75240

**Deed Date:** 2/28/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217049181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BT COLE TWO LLC	4/28/2016	<a href="#">D216100919</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	\$217,718	\$50,000	\$267,718	\$267,718
2023	\$261,000	\$50,000	\$311,000	\$311,000
2022	\$190,000	\$40,000	\$230,000	\$230,000
2021	\$172,800	\$40,000	\$212,800	\$212,800
2020	\$156,826	\$40,000	\$196,826	\$196,826

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.