



Address: [4241 BONITA DR](#)
City: FORT WORTH
Georeference: 3870-4-20A
Subdivision: BROOKSIDE ANNEX
Neighborhood Code: 2C010C

Latitude: 32.7665078389
Longitude: -97.3829212101
TAD Map: 2036-400
MAPSCO: TAR-061U



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BROOKSIDE ANNEX Block 4 Lot 20A

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CASTLEBERRY ISD (917)

State Code: A

Year Built: 1945

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$187,488

Protest Deadline Date: 5/24/2024

Site Number: 00316571

Site Name: BROOKSIDE ANNEX-4-20A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,061

Percent Complete: 100%

Land Sqft^{*}: 11,336

Land Acres^{*}: 0.2602

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:

PEREZ JOSE

PEREZ ALMA RAMIREZ

Primary Owner Address:

4241 BONITA DR
FORT WORTH, TX 76114-3808

Deed Date: 8/31/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206297680](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALVARADO FRANCISCO J	10/26/2001	00152320000146	0015232	0000146
MARTINEZ FRANCES M	12/31/1985	00084140001574	0008414	0001574
SMITH ALICE L	12/5/1983	00076840000144	0007684	0000144
HALL JOANNA	12/31/1900	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	\$134,217	\$53,271	\$187,488	\$125,250
2024	\$134,217	\$53,271	\$187,488	\$113,864
2023	\$135,416	\$53,271	\$188,687	\$103,513
2022	\$104,381	\$35,170	\$139,551	\$94,103
2021	\$120,304	\$17,000	\$137,304	\$85,548
2020	\$97,056	\$17,000	\$114,056	\$77,771

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

- HOMESTEAD GENERAL 11.13(b)

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.