



Address: [4416 BONITA DR](#)
City: FORT WORTH
Georeference: 3870-6-3A-30
Subdivision: BROOKSIDE ANNEX
Neighborhood Code: 2C010C

Latitude: 32.7673002987
Longitude: -97.3852793195
TAD Map: 2030-400
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 6 Lot
3A 3A-3B BLK 6

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: 2009

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$288,000

Protest Deadline Date: 5/24/2024

Site Number: 00316857

Site Name: BROOKSIDE ANNEX-6-3A-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,458

Percent Complete: 100%

Land Sqft^{*}: 24,641

Land Acres^{*}: 0.5656

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:

LARA CRISTINA MAGDALENA

Primary Owner Address:

4416 BONITA DR
FORT WORTH, TX 76114

Deed Date: 2/25/2022

Deed Volume:

Deed Page:

Instrument: [D222051386](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LARA CIRILO;LARA MARIA T LARA	11/28/2011	D211301344	0000000	0000000
DEUTSCHE BANK NATL TR CO	8/2/2011	D211237584	0000000	0000000
MORENO SAMUEL	7/29/2009	D210031874	0000000	0000000
FERNANDEZ JESSICA ETAL	6/13/2006	D206194958	0000000	0000000
CRAWFORD DAVID GENE	10/3/1997	0000000000000000	0000000	0000000
CRAWFORD H D EST	12/31/1900	0000000000000000	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	\$198,718	\$89,282	\$288,000	\$288,000
2024	\$198,718	\$89,282	\$288,000	\$268,894
2023	\$218,904	\$89,282	\$308,186	\$244,449
2022	\$167,523	\$54,703	\$222,226	\$222,226
2021	\$192,590	\$20,000	\$212,590	\$212,590
2020	\$169,070	\$20,000	\$189,070	\$189,070

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.