



Address: [4216 BONITA DR](#)
City: FORT WORTH
Georeference: 3870-7-5
Subdivision: BROOKSIDE ANNEX
Neighborhood Code: 2C010C

Latitude: 32.7672717734
Longitude: -97.3815394414
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 7 Lot 5

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: 1950

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$221,338

Protest Deadline Date: 5/24/2024

Site Number: 00317152

Site Name: BROOKSIDE ANNEX-7-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,260

Percent Complete: 100%

Land Sqft^{*}: 23,487

Land Acres^{*}: 0.5391

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:

ALVARADO RUBEN

Primary Owner Address:

4216 BONITA DR
FORT WORTH, TX 76114-3809

Deed Date: 11/25/2003

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D203462644](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ OSCAR	2/26/2003	00164860000314	0016486	0000314
BANK OF AMERICA NA	11/5/2002	00161280000212	0016128	0000212
MURPHY RANDY L	7/19/1993	00111770000929	0011177	0000929
HOANG CHAU DA	6/12/1990	00100570002166	0010057	0002166
VAN HOANG BACH	10/2/1986	00087010001343	0008701	0001343
PATTERSON SAINT PAUL	10/1/1986	00087010001341	0008701	0001341
PATTERSON S P	2/4/1958	00031790000457	0003179	0000457

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	\$147,410	\$73,928	\$221,338	\$116,200
2024	\$147,410	\$73,928	\$221,338	\$105,636
2023	\$129,059	\$73,928	\$202,987	\$96,033
2022	\$113,921	\$45,518	\$159,439	\$87,303
2021	\$131,738	\$17,000	\$148,738	\$79,366
2020	\$105,926	\$17,000	\$122,926	\$72,151

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.