



**Address:** [4404 BONNIE DR](#)  
**City:** FORT WORTH  
**Georeference:** 34250-2-12  
**Subdivision:** RIDGECREST ADDITION-FORT WORTH  
**Neighborhood Code:** 4W003P

**Latitude:** 32.7080917335  
**Longitude:** -97.4499761699  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-073Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGECREST ADDITION-FORT WORTH Block 2 Lot 12

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02383594

**Site Name:** RIDGECREST ADDITION-FORT WORTH-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,276

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,890

**Land Acres<sup>\*</sup>:** 0.2040

**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

**Current Owner:**

CHEVALIER MICHAEL THOMAS  
CHEVALIER ANGELA SUE

**Primary Owner Address:**

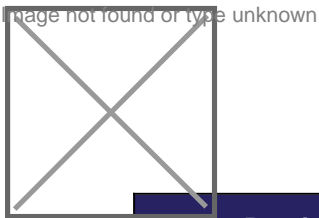
4404 BONNIE DR  
FORT WORTH, TX 76116

**Deed Date:** 7/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222189488](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRANDMARK PROPERTIES INC	3/28/2022	<a href="#">D222081647</a>		
MAXFIELD JOY LYNN	11/19/2004	<a href="#">D204364918</a>	0000000	0000000
BELL CLOYCE G	12/31/1900	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	\$202,361	\$25,000	\$227,361	\$227,361
2024	\$202,361	\$25,000	\$227,361	\$227,361
2023	\$190,304	\$25,000	\$215,304	\$215,304
2022	\$83,692	\$25,000	\$108,692	\$108,692
2021	\$62,355	\$25,000	\$87,355	\$87,355
2020	\$62,355	\$25,000	\$87,355	\$87,355

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)
- DISABLED VET 70 to 99 PCT 11.22

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.