



**Address:** [4400 BONNIE DR](#)  
**City:** FORT WORTH  
**Georeference:** 34250-2-13  
**Subdivision:** RIDGECREST ADDITION-FORT WORTH  
**Neighborhood Code:** 4W003P

**Latitude:** 32.7082779802  
**Longitude:** -97.4498729606  
**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 13

**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)

**Site Number:** 02383608

**Site Name:** RIDGECREST ADDITION-FORT WORTH-2-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,560

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,728

**Land Acres<sup>\*</sup>:** 0.2233

**Pool:** N

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$151,132

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

<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:**

FRITZ EMMANUEL L

**Primary Owner Address:**

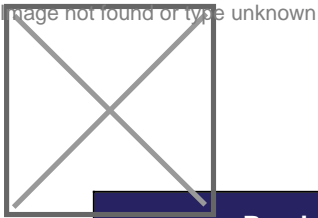
4400 BONNIE DR  
FORT WORTH, TX 76116

**Deed Date:** 9/12/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208360667](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DYCUS ROBERT E EST	8/21/2003	000000000000000	0000000	0000000
DYCUS MARY EST;DYCUS ROBERT E	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	\$126,132	\$25,000	\$151,132	\$148,650
2024	\$126,132	\$25,000	\$151,132	\$135,136
2023	\$120,897	\$25,000	\$145,897	\$122,851
2022	\$100,528	\$25,000	\$125,528	\$111,683
2021	\$76,530	\$25,000	\$101,530	\$101,530
2020	\$95,912	\$25,000	\$120,912	\$120,912

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.