



Address: [3053 BONNIE BRAE AVE](#)
City: FORT WORTH
Georeference: 34590-2-13
Subdivision: RIVERSIDE ESTATES
Neighborhood Code: 3H050D

Latitude: 32.7999060898
Longitude: -97.3003667545
TAD Map: 2060-412
MAPSCO: TAR-063D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVERSIDE ESTATES 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)

State Code: A
Year Built: 1949
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$199,463
Protest Deadline Date: 5/24/2024

Site Number: 02472163
Site Name: RIVERSIDE ESTATES-2-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,168
Percent Complete: 100%
Land Sqft^{*}: 11,220
Land Acres^{*}: 0.2575
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:
MORENO JOSE G
MORENO LUCILA R
Primary Owner Address:
2613 SUN CREEK DR
LITTLE ELM, TX 75068

Deed Date: 6/14/1990
Deed Volume: 0009958
Deed Page: 0000822
Instrument: 00099580000822

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	5/10/1989	00095600000584	0009560	0000584
CASAREZ ALICIA	10/15/1986	00095600000545	0009560	0000545
CASAREZ ALICIA;CASAREZ ROBERT	2/6/1984	00077370000865	0007737	0000865
RICHARD A SPILLER	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	\$147,633	\$51,830	\$199,463	\$121,812
2024	\$147,633	\$51,830	\$199,463	\$110,738
2023	\$142,249	\$51,830	\$194,079	\$100,671
2022	\$131,485	\$36,241	\$167,726	\$91,519
2021	\$107,248	\$14,000	\$121,248	\$83,199
2020	\$98,855	\$14,000	\$112,855	\$75,635

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.