



Address: [3024 BONNIE BRAE AVE](#)
City: FORT WORTH
Georeference: 34590-3-21
Subdivision: RIVERSIDE ESTATES
Neighborhood Code: 3H050D

Latitude: 32.7983556089
Longitude: -97.2996079197
TAD Map: 2060-408
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 3
Lot 21

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: \$218,909

Protest Deadline Date: 5/24/2024

Site Number: 02472406

Site Name: RIVERSIDE ESTATES Block 3 Lot 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,284

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:

AVILA JUAN MANUEL
AVILA TANIA

Primary Owner Address:

3024 BONNIE BRAE AVE
FORT WORTH, TX 76111

Deed Date: 5/9/2022

Deed Volume:

Deed Page:

Instrument: [D222130006](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVILA JUAN M	1/1/2020	D204167985		
AVILA ALEJANDRO;AVILA JUAN M	5/26/2004	D204167985	0000000	0000000
ACTIVE HOMEBUYERS INCORPORATED	11/15/2003	D203430669	0000000	0000000
WALLACE VERGINA	9/13/1999	00142490000341	0014249	0000341
ODOM CLARA RUTH	10/10/1984	0000000000000000	0000000	0000000
ODOM MACK H	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	\$167,079	\$51,830	\$218,909	\$195,973
2024	\$167,079	\$51,830	\$218,909	\$178,157
2023	\$161,410	\$51,830	\$213,240	\$161,961
2022	\$74,997	\$18,120	\$93,117	\$54,121
2021	\$61,896	\$7,000	\$68,896	\$49,201
2020	\$56,996	\$7,000	\$63,996	\$44,728

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.