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Tarrant Appraisal District
Property Information | PDF
Account Number: 02473402

Address: [3101 BONNIE BRAE AVE](#)

City: FORT WORTH

Georeference: 34590-10-1

Subdivision: RIVERSIDE ESTATES

Neighborhood Code: 3H050D

Latitude: 32.8002527702

Longitude: -97.300364923

TAD Map: 2060-412

MAPSCO: TAR-063D



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

PROPERTY DATA

Legal Description: RIVERSIDE ESTATES Block 10
Lot 1

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02473402

Site Name: RIVERSIDE ESTATES-10-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 873

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:

LUJAN IGNACIO

Primary Owner Address:

2012 LAYTON AVE
HALTOM CITY, TX 76117-4919

Deed Date: 7/22/1997

Deed Volume: 0012845

Deed Page: 0000274

Instrument: 00128450000274

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	2/22/1997	00126820000164	0012682	0000164
CHASE MORTGAGE SERVICES INC	9/3/1996	00125110000272	0012511	0000272
FOSTER ALMA M	7/22/1993	00111860001235	0011186	0001235
LEWIS JEFFREY E	8/8/1989	00096790001040	0009679	0001040
LEWIS D'LAYNA;LEWIS JEFFREY E	12/29/1987	00091590000586	0009159	0000586
WILKINSON JOHN K	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	\$127,813	\$51,830	\$179,643	\$179,643
2024	\$127,813	\$51,830	\$179,643	\$179,643
2023	\$123,423	\$51,830	\$175,253	\$175,253
2022	\$114,597	\$36,241	\$150,838	\$150,838
2021	\$94,651	\$14,000	\$108,651	\$108,651
2020	\$87,243	\$14,000	\$101,243	\$101,243

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

There are no exemptions for this property

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.