



**Address:** [1113 BONNIE BRAE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41210-A-4  
**Subdivision:** SYLVANIA PARK ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7792404354  
**Longitude:** -97.299894814  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SYLVANIA PARK ADDITION  
Block A Lot 4

**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:** 1941

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03080633

**Site Name:** SYLVANIA PARK ADDITION-A-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,134

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,510

**Land Acres<sup>\*</sup>:** 0.1494

**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:**

ALUSICK KATHLEEN

**Primary Owner Address:**

908 OSITO CT  
KELLER, TX 76248

**Deed Date:** 6/8/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220131767](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS PROPERTY MANAGEMENT	7/27/2016	<a href="#">D216170252</a>		
LUCAS JAMES L JR	5/10/2016	<a href="#">D216145811</a>		
PEYTON SHARON E	5/25/1998	<a href="#">D209076532</a>	0000000	0000000
PEYTON NORA L EST	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 <sup>+</sup>
2025	\$166,469	\$32,550	\$199,019	\$199,019
2024	\$166,469	\$32,550	\$199,019	\$199,019
2023	\$148,593	\$32,550	\$181,143	\$181,143
2022	\$132,587	\$22,785	\$155,372	\$155,372
2021	\$119,000	\$10,000	\$129,000	\$129,000
2020	\$119,000	\$10,000	\$129,000	\$129,000

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.