



**Address:** [1217 BONNIE BRAE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41210-H-1  
**Subdivision:** SYLVANIA PARK ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7806616664  
**Longitude:** -97.3000007355  
**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 H 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:** 1942  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03082083  
**Site Name:** SYLVANIA PARK ADDITION-H-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,447  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,650  
**Land Acres<sup>\*</sup>:** 0.1526  
**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:**  
CASTILLO ADRIAN  
**Primary Owner Address:**  
1010 PARK ST  
FORT WORTH, TX 76164-8756

**Deed Date:** 7/28/2006  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D206237923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPELLINGS MICHAEL JAMES	8/23/1988	00093700000690	0009370	0000690
MINICK E I EST	12/31/1900	00000000000000	0000000	0000000



## VALUES

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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	\$195,976	\$33,250	\$229,226	\$229,226
2024	\$195,976	\$33,250	\$229,226	\$229,226
2023	\$175,135	\$33,250	\$208,385	\$208,385
2022	\$156,475	\$23,275	\$179,750	\$179,750
2021	\$164,788	\$10,000	\$174,788	\$174,788
2020	\$145,494	\$10,000	\$155,494	\$155,494

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

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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.