



**Address:** [3501 W BONDS RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** A1818-1  
**Subdivision:** HICKS, THOMAS SURVEY  
**Neighborhood Code:** 2N300C

**Latitude:** 32.9196303335  
**Longitude:** -97.4333620524  
**TAD Map:** 2018-452  
**MAPSCO:** TAR-018T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HICKS, THOMAS SURVEY  
Abstract 1818 Tract 1

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #12 - CHAPEL HILL (615)  
EAGLE MTN-SAGINAW ISD (918)

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 8/16/2024

**Site Number:** 800073686  
**Site Name:** HICKS, THOMAS SURVEY Abstract 1818 Tract 1  
**Site Class:** ResAg - Residential - Agricultural  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 1,952,751  
**Land Acres<sup>\*</sup>:** 44.8290  
**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:**  
FORT WORTH CITY OF  
**Primary Owner Address:**  
200 TEXAS ST  
FT WORTH, TX 76102-6311

**Deed Date:** 8/20/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219178556](#)

| Previous Owners                               | Date       | Instrument                 | Deed Volume | Deed Page |
|---|------------|----------------------------|-------------|-----------|
| GRBK EDGEWOOD LLC;MERITAGE HOMES OF TEXAS LLC | 8/18/2021  | <a href="#">D221239778</a> |             |           |
| FORT WORTH CITY OF                            | 8/9/2019   | <a href="#">D219178556</a> |             |           |
| CHAPEL HILL WEST LLC                          | 9/28/2018  | <a href="#">D218219520</a> |             |           |
| CHAPEL HILL VENTURE LLP                       | 6/14/2001  | 00149570000307             | 0014957     | 0000307   |
| BOND JOHN MILLARD                             | 5/12/1987  | 00089450001547             | 0008945     | 0001547   |
| BONDS J M TR 26 1758 00 7                     | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$748,290   | \$748,290    | \$3,317                      |
| 2024 | \$0                | \$748,290   | \$748,290    | \$3,317                      |
| 2023 | \$0                | \$748,290   | \$748,290    | \$3,541                      |
| 2022 | \$0                | \$774,050   | \$774,050    | \$1,191                      |
| 2021 | \$0                | \$798,360   | \$798,360    | \$5,608                      |
| 2020 | \$0                | \$626,497   | \$626,497    | \$626,497                    |

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

- PUBLIC PROPERTY 11.11
- AGRICULTURAL 1D1 23.51

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.