



**Address:** [4001 W BONDS RANCH RD](#)  
**City:** FORT WORTH  
**Georeference:** A 55-1G  
**Subdivision:** ALEXANDER CRANE HARRIS & BROOK  
**Neighborhood Code:** 2N300C

**Latitude:** 32.9113428562  
**Longitude:** -97.445540806  
**TAD Map:** 2012-452  
**MAPSCO:** TAR-031C



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** ALEXANDER CRANE HARRIS & BROOK Abstract 55 Tract 1G CITY BOUNDARY SPLIT  
**Jurisdictions:** CITY OF FORT WORTH (026)  
**Site Number:** 80874085  
**Site Name:** ALEXANDER CRANE HARRIS & BROOK Abstract 55 Tract 1G CITY BOUNDAR  
**Site Class:** Res Ag - Residential - Agricultural  
**Parcels:** 3  
**Approximate Size:** 0  
**State Code:** D  
**Percent Complete:** 0%  
**Year Built:** 0  
**Land Sqft:** 4,206,981  
**Personal Property Access:** 196/790  
**Agent:** RYAN POGG (00320)  
**Protest**  
**Deadline**  
**Date:** 8/16/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
BONDS RANCH LAND LP  
**Primary Owner Address:**  
4001 MAPLE AVE SUITE 600  
DALLAS, TX 75219  
**Deed Date:** 1/26/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221038882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIO CLARO INC ETAL	2/23/2008	<a href="#">D208069913</a>	0000000	0000000
BONDS RANCH INVESTORS LTD	4/18/2001	00152200000307	0015220	0000307
HICKS ROAD INVEST LTD	1/1/2000	00138870000068	0013887	0000068

## 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	\$0	\$0	\$0
2024	\$0	\$1,265,790	\$1,265,790	\$7,147
2023	\$0	\$1,265,790	\$1,265,790	\$7,630
2022	\$0	\$894,270	\$894,270	\$4,814
2021	\$0	\$56,566	\$56,566	\$143
2020	\$0	\$22,035	\$22,035	\$151

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

- 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.