



Address: [1201 MOUNTAIN AIR TR](#)
City: FORT WORTH
Georeference: 23623G-35-15
Subdivision: LASATER ADDITION
Neighborhood Code: 2N100J

Latitude: 32.8862464682
Longitude: -97.3425386528
TAD Map: 2048-440
MAPSCO: TAR-034M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: LASATER ADDITION Block 35
Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$331,749

Protest Deadline Date: 5/24/2024

Site Number: 40728447

Site Name: LASATER ADDITION-35-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,170

Percent Complete: 100%

Land Sqft^{*}: 9,147

Land Acres^{*}: 0.2099

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:

BONILLA CARLOS
BONILLA YVETTE

Primary Owner Address:

1201 MOUNTAIN AIR TR
FORT WORTH, TX 76131

Deed Date: 6/9/2022

Deed Volume:

Deed Page:

Instrument: [D222152350](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BONILLA CARLOS;LUEVANO YVETTE	5/21/2018	D218118524		
YUREK DOUG J	3/21/2011	D211068455	0000000	0000000
BAXTER CHARLOTTE L	6/25/2007	D207234955	0000000	0000000
SILVA CAROL;SILVA WILLIAM	9/7/2006	D206285252	0000000	0000000
BEAZER HOMES TEXAS LP	11/14/2005	D205348278	0000000	0000000
HILLWOOD RLD LP	1/1/2005	000000000000000	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	\$266,749	\$65,000	\$331,749	\$331,749
2024	\$266,749	\$65,000	\$331,749	\$326,066
2023	\$306,840	\$45,000	\$351,840	\$296,424
2022	\$230,257	\$45,000	\$275,257	\$269,476
2021	\$199,978	\$45,000	\$244,978	\$244,978
2020	\$178,408	\$45,000	\$223,408	\$223,408

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

- HOMESTEAD GENERAL 11.13(b)

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.