



**Address:** [4209 BONNIE DR](#)  
**City:** FORT WORTH  
**Georeference:** 34250-12-2  
**Subdivision:** RIDGECREST ADDITION-FORT WORTH  
**Neighborhood Code:** 4W003P

**Latitude:** 32.7094238019  
**Longitude:** -97.4486449045  
**TAD Map:** 2012-376  
**MAPSCO:** TAR-073Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIDGECREST ADDITION-FORT WORTH Block 12 Lot 2 50% UNDIVIDED INTEREST

**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)

**Site Number:** 02385783

**Site Name:** RIDGECREST ADDITION-FORT WORTH-12-2-50

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

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,720

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**Pool:** N

**State Code:** A

**Year Built:** 1954

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$81,417

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

<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:**

EDWARDS ABERIA

**Primary Owner Address:**

4209 BONNIE DR  
FORT WORTH, TX 76116-1439

**Deed Date:** 5/24/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206159737](#)

## 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	\$68,917	\$12,500	\$81,417	\$77,469
2024	\$68,917	\$12,500	\$81,417	\$70,426
2023	\$65,868	\$12,500	\$78,368	\$64,024
2022	\$54,176	\$12,500	\$66,676	\$58,204
2021	\$40,413	\$12,500	\$52,913	\$52,913
2020	\$50,825	\$12,500	\$63,325	\$51,149

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.