



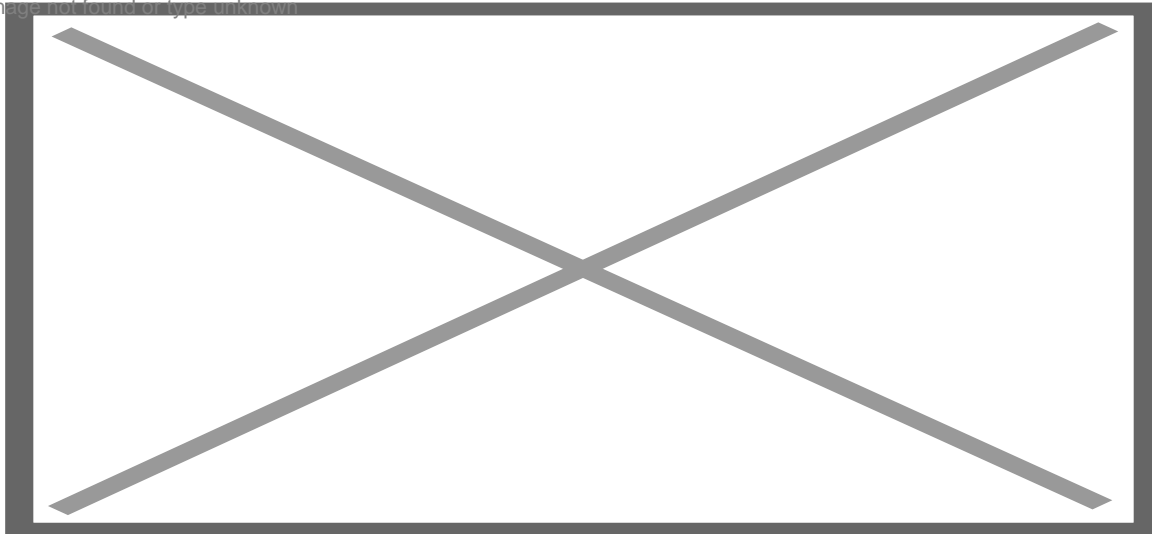
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**Address:** [3236 BONNIE BRAE AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30210-4-1  
**Subdivision:** NORTH RIVERSIDE ESTATES  
**Neighborhood Code:** 3H050C

**Latitude:** 32.8042539881  
**Longitude:** -97.3003825754  
**TAD Map:** 2060-412  
**MAPSCO:** TAR-063D



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

## PROPERTY DATA

**Legal Description:** NORTH RIVERSIDE ESTATES  
Block 4 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:** 1952

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 01965026

**Site Name:** NORTH RIVERSIDE ESTATES-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 768

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,420

**Land Acres<sup>\*</sup>:** 0.1473

**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:**

MERCEDES PEREZ MARIA  
PEREZ GUSTOVA YOCUPICIO

**Deed Date:** 12/30/2022

**Deed Volume:**

**Deed Page:**

**Primary Owner Address:**

3236 BONNIE BRAE AVE  
FORT WORTH, TX 76111

**Instrument:** [D223001896](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LECHUGA MARIA	3/31/2013	<a href="#">D213102910</a>	0000000	0000000
LECHUGA MARIA;LECHUGA VALENTIN	12/10/2009	<a href="#">D209338224</a>	0000000	0000000
METRO BUYS HOMES LLC	12/2/2008	<a href="#">D208442109</a>	0000000	0000000
LOZA DANIEL;LOZA GRISELDA	2/25/2000	00142320000120	0014232	0000120
METRO AFFORDABLE HOMES INC	12/7/1999	00141290000424	0014129	0000424
PRICE RICHARD;PRICE VICKY	8/11/1993	00111900001222	0011190	0001222
MOSER BETTY;MOSER EVELYN EADS	12/29/1987	00091640001078	0009164	0001078
SNEED SUSAN	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	\$0	\$0	\$0
2024	\$147,648	\$32,100	\$179,748	\$179,748
2023	\$138,275	\$32,100	\$170,375	\$170,375
2022	\$104,341	\$22,470	\$126,811	\$126,811
2021	\$94,778	\$14,000	\$108,778	\$108,778
2020	\$87,360	\$14,000	\$101,360	\$101,360

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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- 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.