



**Address:** [4001 BONNIE DR](#)  
**City:** FORT WORTH  
**Georeference:** 34250-13-4  
**Subdivision:** RIDGECREST ADDITION-FORT WORTH  
**Neighborhood Code:** 4W003P

**Latitude:** 32.711727307  
**Longitude:** -97.4475248323  
**TAD Map:** 2012-380  
**MAPSCO:** TAR-073V



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

## PROPERTY DATA

**Legal Description:** RIDGECREST ADDITION-FORT WORTH Block 13 Lot 4

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02385899

**Site Name:** RIDGECREST ADDITION-FORT WORTH-13-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 955

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,234

**Land Acres<sup>\*</sup>:** 0.2349

**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:**

SEXTON RICHARD C  
SEXTON SHEILA

**Deed Date:** 3/27/2000

**Deed Volume:** 0014277

**Primary Owner Address:**

4001 BONNIE DR  
FORT WORTH, TX 76116-7734

**Deed Page:** 0000345

**Instrument:** 00142770000345

| Previous Owners                | Date       | Instrument     | Deed Volume | Deed Page |
|--------------------------------|------------|----------------|-------------|-----------|
| JIMENEZ MICHAEL R              | 7/24/1990  | 00099940001869 | 0009994     | 0001869   |
| HOWARD VERA;HOWARD WYNFORD     | 1/4/1984   | 00077050002086 | 0007705     | 0002086   |
| HOWARD VERA D;HOWARD WYNFORD T | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |
| LEO A R CORRETTIE              | 12/30/1900 | 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* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$91,805           | \$25,000    | \$116,805    | \$107,341        |
| 2023 | \$88,001           | \$25,000    | \$113,001    | \$97,583         |
| 2022 | \$73,149           | \$25,000    | \$98,149     | \$88,712         |
| 2021 | \$55,647           | \$25,000    | \$80,647     | \$80,647         |
| 2020 | \$69,986           | \$25,000    | \$94,986     | \$92,443         |

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.