

LOCATION

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02385899

Address: 4001 BONNIE DR City: FORT WORTH Georeference: 34250-13-4

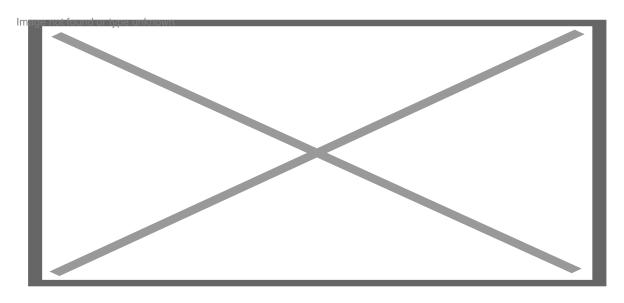
Subdivision: RIDGECREST ADDITION-FORT WORTH

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) Site Number: 02385899

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: RIDGECREST ADDITION-FORT WORTH-13-4

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 955 State Code: A Percent Complete: 100%

Year Built: 1954 Land Sqft\*: 10,234 Personal Property Account: N/A Land Acres\*: 0.2349

Agent: None Pool: N

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

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<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
Primary Owner Address:

Deed Date: 3/27/2000
Deed Volume: 0014277
Deed Page: 0000345

4001 BONNIE DR

FORT WORTH, TX 76116-7734

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.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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