



Address: [1123 BONNIE BRAE AVE](#)
City: FORT WORTH
Georeference: 41210-A-2
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7796173594
Longitude: -97.299890232
TAD Map: 2060-404
MAPSCO: TAR-063M



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

PROPERTY DATA

Legal Description: SYLVANIA PARK ADDITION
Block A Lot 2

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: 1940
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 03080617
Site Name: SYLVANIA PARK ADDITION-A-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,533
Percent Complete: 100%
Land Sqft^{*}: 6,510
Land Acres^{*}: 0.1494
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:
MCEATHRON FAMILY TRUST
Primary Owner Address:
1123 BONNIE BRAE AVE
FORT WORTH, TX 76111

Deed Date: 9/24/2024
Deed Volume:
Deed Page:
Instrument: [D224172374](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCEATHRON AUSTIN O;MCEATHRON CAROLINE A	8/4/2023	D223139498		
VERA ADAN VELASCO	6/21/2019	D219137679		
V2J LLC	3/20/2018	D218059269		
GRISHAM GENEVIEVE H	7/22/1993	00111590000949	0011159	0000949
YARBROUGH HOPE	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$287,384	\$32,550	\$319,934	\$319,934
2023	\$252,246	\$32,550	\$284,796	\$271,354
2022	\$223,900	\$22,785	\$246,685	\$246,685
2021	\$234,361	\$10,000	\$244,361	\$244,361
2020	\$219,354	\$10,000	\$229,354	\$229,354

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



There are no exemptions for this property

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.