



Address: [1003 BONANZA DR](#)
City: ARLINGTON
Georeference: 39553-13-35
Subdivision: SOUTH POINTE ADDITION
Neighborhood Code: 1M020K

Latitude: 32.6135232732
Longitude: -97.1265707195
TAD Map: 2114-344
MAPSCO: TAR-110U



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

PROPERTY DATA

Legal Description: SOUTH POINTE ADDITION
Block 13 Lot 35

Jurisdictions:

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

State Code: A

Year Built: 1996

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06811051

Site Name: SOUTH POINTE ADDITION-13-35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,207

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1650

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:

TRINH HOA T

Primary Owner Address:

1003 BONANZA DR
ARLINGTON, TX 76001

Deed Date: 10/31/2017

Deed Volume:

Deed Page:

Instrument: [D217254535](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OD TEXAS D LLC	9/7/2017	D217207413		
WELLS CHARLES;WELLS CHLORIS	6/15/2005	D205176273	0000000	0000000
MORTGAGE ELECTRONIC REG SYS	4/5/2005	D205101834	0000000	0000000
SECRETARY OF HUD	11/3/2004	D205097304	0000000	0000000
MOBLEY KATRINA CAM	10/13/2004	D204320227	0000000	0000000
MOBLEY DAVID JR;MOBLEY KATRINA	5/5/2003	00167070000176	0016707	0000176
HEATH JAMES GEORGE	1/31/1997	00126640001876	0012664	0001876
CENTEX HOMES	7/2/1996	00124240001170	0012424	0001170
SUNBELT LAND DEVELOPMENT	1/1/1995	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	\$257,000	\$60,000	\$317,000	\$317,000
2023	\$281,888	\$60,000	\$341,888	\$305,285
2022	\$233,021	\$45,000	\$278,021	\$277,532
2021	\$207,302	\$45,000	\$252,302	\$252,302
2020	\$175,920	\$45,000	\$220,920	\$220,920

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.