



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.