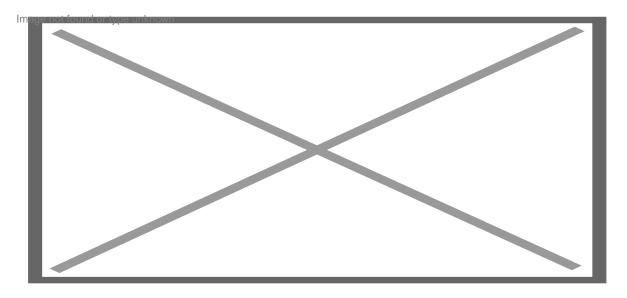


# Tarrant Appraisal District Property Information | PDF Account Number: 06811205

### Address: 1033 BONANZA DR

City: ARLINGTON Georeference: 39553-13-49 Subdivision: SOUTH POINTE ADDITION Neighborhood Code: 1M020K Latitude: 32.6120887872 Longitude: -97.1288050247 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 49

#### Jurisdictions:

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

#### State Code: A

Year Built: 1997

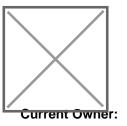
Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 06811205 Site Name: SOUTH POINTE ADDITION-13-49 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,935 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,623 Land Acres<sup>\*</sup>: 0.1750 Pool: Y

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

### **OWNER INFORMATION**





CARRIZALES JOHN B CARRIZALES JENNIE

Primary Owner Address: 1033 BONANZA DR ARLINGTON, TX 76001-8539 Deed Date: 7/19/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204238543

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LESCH CRAIG;LESCH TRACY	9/26/1997	00129350000026	0012935	0000026
CENTEX HOMES	4/3/1997	00127380000149	0012738	0000149
SUNBELT LAND DEVELOPMENT	1/1/1995	000000000000000000000000000000000000000	000000	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	\$298,561	\$60,000	\$358,561	\$348,920
2023	\$366,833	\$60,000	\$426,833	\$317,200
2022	\$302,835	\$45,000	\$347,835	\$288,364
2021	\$217,149	\$45,000	\$262,149	\$262,149
2020	\$217,149	\$45,000	\$262,149	\$262,149

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)
- DISABLED VET 70 to 99 PCT 11.22

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.