



**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

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

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	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 <sup>+</sup>
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.