



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⁺⁺⁺: 2,935

Percent Complete: 100%

Land Sqft^{*}: 7,623

Land Acres^{*}: 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



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 ⁺
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.