



Address: [3604 LAKE POWELL DR](#)
City: ARLINGTON
Georeference: 12760C-A-30
Subdivision: ENCHANTED LAKE ESTATE
Neighborhood Code: 1L050B

Latitude: 32.6856717603
Longitude: -97.2221222879
TAD Map: 2084-368
MAPSCO: TAR-094J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ENCHANTED LAKE ESTATE
Block A Lot 30 & PART OF COMMON AREA

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Notice Sent Date: 4/15/2025

Notice Value: \$838,991

Protest Deadline Date: 5/24/2024

Site Number: 00854433

Site Name: ENCHANTED LAKE ESTATE-A-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,118

Percent Complete: 100%

Land Sqft^{*}: 17,870

Land Acres^{*}: 0.4102

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:

MEHDI AND LINDA SUE BONAKDAR LIVING TRUST

Primary Owner Address:

3604 LAKE POWELL DR
ARLINGTON, TX 76016

Deed Date: 11/9/2021

Deed Volume:

Deed Page:

Instrument: [D221371908](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BONAKADAR LINDA;BONAKADAR MEHDI	2/5/2008	D208048808	0000000	0000000
SAWYER AUDREY SUE	4/14/2007	000000000000000	0000000	0000000
SAWYER AUDREY;SAWYER JACKIE W EST	3/14/2002	00155470000244	0015547	0000244
BOWEN KATY G;BOWEN ROBERT J	8/16/1999	00139720000086	0013972	0000086
INGRAM WILLARD LOU II	7/28/1995	00120510001606	0012051	0001606
MCKYER TIMOTHY B	8/10/1989	00097700002323	0009770	0002323
GRILLI DONALD A;GRILLI LESLEY	8/22/1986	00086590002047	0008659	0002047
CHARLES ROBERT MATHES JR	12/31/1900	000000000000000	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	\$657,500	\$142,500	\$800,000	\$794,989
2024	\$696,491	\$142,500	\$838,991	\$722,717
2023	\$642,795	\$142,500	\$785,295	\$657,015
2022	\$817,449	\$142,500	\$959,949	\$597,286
2021	\$400,487	\$142,500	\$542,987	\$542,987
2020	\$400,487	\$142,500	\$542,987	\$542,987

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.