



Address: [1102 BONANZA CT](#)
City: ARLINGTON
Georeference: 39553-10-16
Subdivision: SOUTH POINTE ADDITION
Neighborhood Code: 1M020K

Latitude: 32.6116199365
Longitude: -97.1310049143
TAD Map: 2108-340
MAPSCO: TAR-110U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH POINTE ADDITION
Block 10 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 1998

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/24/2024

Site Number: 06810071

Site Name: SOUTH POINTE ADDITION-10-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,045

Percent Complete: 100%

Land Sqft^{*}: 6,882

Land Acres^{*}: 0.1580

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:

FKH SFR PROPCO A LP

Primary Owner Address:

600 GALLERIA PKWY SE STE 300
ATLANTA, GA 30339

Deed Date: 8/14/2020

Deed Volume:

Deed Page:

Instrument: [D220207262](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| CERBERUS SFR HOLDINGS III LP | 10/23/2019 | D219256985 | | |
| PERKINS CHARLES E;PERKINS LESLIE | 3/1/2018 | D218048658 | | |
| WILBORN LANI;WILBORN LORENZO JR | 6/3/2008 | D208220446 | 0000000 | 0000000 |
| US BANK NA TR | 12/4/2007 | D207437909 | 0000000 | 0000000 |
| DAVILA ALDO | 5/31/2006 | D206178721 | 0000000 | 0000000 |
| GOMEZ JUAN S III | 10/1/1998 | 00134670000287 | 0013467 | 0000287 |
| KIMBALL HILL HOMES TEXAS INC | 3/3/1998 | 00131150000393 | 0013115 | 0000393 |
| 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 | \$260,489 | \$60,000 | \$320,489 | \$320,489 |
| 2024 | \$338,002 | \$60,000 | \$398,002 | \$398,002 |
| 2023 | \$351,219 | \$60,000 | \$411,219 | \$411,219 |
| 2022 | \$286,866 | \$45,000 | \$331,866 | \$331,866 |
| 2021 | \$199,500 | \$45,000 | \$244,500 | \$244,500 |
| 2020 | \$199,500 | \$45,000 | \$244,500 | \$244,500 |

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

There are no exemptions for this property

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.