



Address: [1048 BONANZA DR](#)
City: ARLINGTON
Georeference: 39553-10-20
Subdivision: SOUTH POINTE ADDITION
Neighborhood Code: 1M020K

Latitude: 32.6116176662
Longitude: -97.1302230468
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 20

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$416,900

Protest Deadline Date: 5/24/2024

Site Number: 06810136

Site Name: SOUTH POINTE ADDITION-10-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,159

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:

HAWKINS MARTIN
HAWKINS ROSALIND

Primary Owner Address:

1048 BONANZA DR
ARLINGTON, TX 76001-8536

Deed Date: 4/8/1999

Deed Volume: 0013765

Deed Page: 0000173

Instrument: 00137650000173

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIMBALL HILL HOMES TEXAS INC	8/28/1998	00133900000393	0013390	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	\$356,900	\$60,000	\$416,900	\$405,612
2024	\$356,900	\$60,000	\$416,900	\$368,738
2023	\$368,474	\$60,000	\$428,474	\$335,216
2022	\$304,010	\$45,000	\$349,010	\$304,742
2021	\$250,459	\$45,000	\$295,459	\$277,038
2020	\$206,853	\$45,000	\$251,853	\$251,853

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.