



Address: [1040 BONANZA DR](#)
City: ARLINGTON
Georeference: 39553-10-24
Subdivision: SOUTH POINTE ADDITION
Neighborhood Code: 1M020K

Latitude: 32.6116161417
Longitude: -97.1294344401
TAD Map: 2114-340
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 24

Jurisdictions:

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

State Code: A

Year Built: 1999

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$505,094

Protest Deadline Date: 5/24/2024

Site Number: 06810179

Site Name: SOUTH POINTE ADDITION-10-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,017

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:

BURNETT LATANYA D

Primary Owner Address:

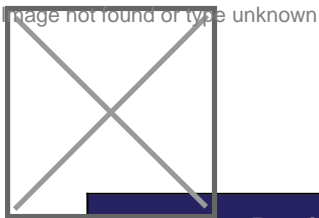
1040 BONANZA DR
ARLINGTON, TX 76001-8512

Deed Date: 5/13/2009

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D209146784](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURNETT LATANYA;BURNETT PATRICK	6/4/1999	00138570000355	0013857	0000355
KIMBALL HILL HOMES TEXAS INC	11/4/1998	00135110000421	0013511	0000421
SUNBELT LAND DEVELOPMENT	1/1/1995	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	\$445,094	\$60,000	\$505,094	\$505,094
2024	\$445,094	\$60,000	\$505,094	\$481,399
2023	\$380,778	\$60,000	\$440,778	\$437,635
2022	\$378,698	\$45,000	\$423,698	\$397,850
2021	\$336,099	\$45,000	\$381,099	\$361,682
2020	\$284,143	\$45,000	\$329,143	\$328,802

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.