



Address: [7902 RANCHVALE LN](#)
City: ARLINGTON
Georeference: 8894D-3-15
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6172923536
Longitude: -97.1017884515
TAD Map: 2120-344
MAPSCO: TAR-111T



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CROSSING AT RUIDOSA
RIDGE Block 3 Lot 15

Jurisdictions:

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

State Code: A

Year Built: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$356,065

Protest Deadline Date: 5/24/2024

Site Number: 40292533

Site Name: CROSSING AT RUIDOSA RIDGE-3-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,054

Percent Complete: 100%

Land Sqft^{*}: 7,928

Land Acres^{*}: 0.1820

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:

TRAN THAO
PHAM ANDY

Primary Owner Address:

7902 RANCHVALE LN
ARLINGTON, TX 76002

Deed Date: 3/5/2024

Deed Volume:

Deed Page:

Instrument: [D224038791](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON CHRISTINA	11/8/2013	D213293969	0000000	0000000
CAVERLY KEVIN J;CAVERLY SABRINA	8/31/2004	D204284485	0000000	0000000
D R HORTON TEXAS LTD	1/1/2003	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	\$296,065	\$60,000	\$356,065	\$356,065
2024	\$296,065	\$60,000	\$356,065	\$335,455
2023	\$314,668	\$60,000	\$374,668	\$304,959
2022	\$233,044	\$45,000	\$278,044	\$277,235
2021	\$207,032	\$45,000	\$252,032	\$252,032
2020	\$208,005	\$45,000	\$253,005	\$253,005

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.