



Address: [8000 RANCHVALE LN](#)
City: ARLINGTON
Georeference: 8894D-3-18
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6168125077
Longitude: -97.1015122706
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 18

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

Protest Deadline Date: 5/24/2024

Site Number: 40292576

Site Name: CROSSING AT RUIDOSA RIDGE-3-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,513

Percent Complete: 100%

Land Sqft^{*}: 7,187

Land Acres^{*}: 0.1649

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:

SAMARA LAITH

Primary Owner Address:

8000 RANCHVALE LN
ARLINGTON, TX 76002

Deed Date: 10/13/2023

Deed Volume:

Deed Page:

Instrument: [D223185664](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SAMARA HANI HUSNI;SWIES RANIA KH H	7/26/2016	D216174441		
LEYVA CELIA M;LEYVA DAVID II	12/15/2008	D208461807	0000000	0000000
FLEMING MARGIE NASH	10/29/2004	D204342031	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	\$220,000	\$60,000	\$280,000	\$280,000
2024	\$220,000	\$60,000	\$280,000	\$280,000
2023	\$237,796	\$60,000	\$297,796	\$297,796
2022	\$176,875	\$45,000	\$221,875	\$221,875
2021	\$157,468	\$45,000	\$202,468	\$202,468
2020	\$158,209	\$45,000	\$203,209	\$203,209

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.