



Address: [8004 RANCHVALE LN](#)
City: ARLINGTON
Georeference: 8894D-3-20
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6165342422
Longitude: -97.1013019671
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 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: 2004

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40292592

Site Name: CROSSING AT RUIDOSA RIDGE-3-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,045

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:

YANG TSENG TIEN AI

YANG JONG

Primary Owner Address:

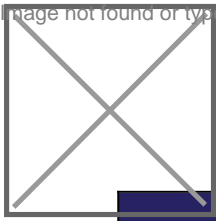
1505 BIRDS FORT TRL
ARLINGTON, TX 76005

Deed Date: 1/8/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213008430](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLEMONS KEVIN A	9/23/2011	D211234655	0000000	0000000
FLYNN BRIAN E;FLYNN RENELLE L	9/8/2004	D204288788	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	\$295,307	\$60,000	\$355,307	\$355,307
2024	\$295,307	\$60,000	\$355,307	\$355,307
2023	\$313,871	\$60,000	\$373,871	\$373,871
2022	\$232,407	\$45,000	\$277,407	\$277,407
2021	\$206,445	\$45,000	\$251,445	\$251,445
2020	\$207,415	\$45,000	\$252,415	\$252,415

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.