



Tarrant Appraisal District Property Information | PDF Account Number: 40292606

Address: 8006 RANCHVALE LN

City: ARLINGTON Georeference: 8894D-3-21 Subdivision: CROSSING AT RUIDOSA RIDGE Neighborhood Code: 1M070E

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

PROPERTY DATA

Legal Description: CROSSING AT RUIDOSA RIDGE Block 3 Lot 21 Jurisdictions: CITY OF ARLINGTON (024) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908) State Code: A Year Built: 2004 Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Notice Sent Date: 4/15/2025 Notice Value: \$370,606 Protest Deadline Date: 5/24/2024 Latitude: 32.6163961686 Longitude: -97.1011977073 TAD Map: 2120-344 MAPSCO: TAR-111T



Site Number: 40292606 Site Name: CROSSING AT RUIDOSA RIDGE-3-21 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,756 Percent Complete: 100% Land Sqft*: 7,187 Land Acres*: 0.1649 Pool: N

+++ Rounded.

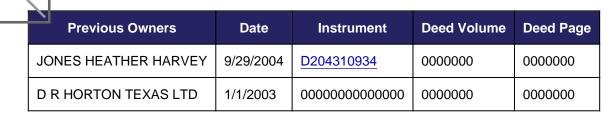
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: OTI FELIX DAVIDS MARGARET

Primary Owner Address: 8006 RANCH VALE LN ARLINGTON, TX 76002 Deed Date: 8/29/2017 Deed Volume: Deed Page: Instrument: D217202706

Tarrant Appraisal District Property Information | PDF



VALUES

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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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$310,606	\$60,000	\$370,606	\$370,606
2024	\$310,606	\$60,000	\$370,606	\$339,405
2023	\$352,246	\$60,000	\$412,246	\$308,550
2022	\$280,188	\$45,000	\$325,188	\$280,500
2021	\$210,000	\$45,000	\$255,000	\$255,000
2020	\$210,000	\$45,000	\$255,000	\$255,000

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.