



**Address:** [8006 RANCHVALE LN](#)  
**City:** ARLINGTON  
**Georeference:** 8894D-3-21  
**Subdivision:** CROSSING AT RUIDOSA RIDGE  
**Neighborhood Code:** 1M070E

**Latitude:** 32.6163961686  
**Longitude:** -97.1011977073  
**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 21

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$370,606

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40292606

**Site Name:** CROSSING AT RUIDOSA RIDGE-3-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,756

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,187

**Land Acres<sup>\*</sup>:** 0.1649

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES HEATHER HARVEY	9/29/2004	<a href="#">D204310934</a>	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 <sup>+</sup>
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.