



Address: [8008 RANCHVALE LN](#)
City: ARLINGTON
Georeference: 8894D-3-22
Subdivision: CROSSING AT RUIDOSA RIDGE
Neighborhood Code: 1M070E

Latitude: 32.6162555959
Longitude: -97.1010925597
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 22

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: 40292614

Site Name: CROSSING AT RUIDOSA RIDGE-3-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,100

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:

PHAM ANDY HAI

T TRAN THOA

Primary Owner Address:

3323 VISTA LAKE CIR
MANSFIELD, TX 76063

Deed Date: 9/27/2021

Deed Volume:

Deed Page:

Instrument: [D221282675](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CIFUENTES CLAUDIA P S;NARANJO VOLNEY D	3/30/2017	D217074533		
KRISMER ALYSSA K;KRISMER JEREMY	6/1/2007	D207202829	0000000	0000000
SIRVA RELOCATION LLC	5/31/2007	D207202828	0000000	0000000
Unlisted	3/28/2005	D205091179	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	\$258,000	\$60,000	\$318,000	\$318,000
2024	\$274,000	\$60,000	\$334,000	\$334,000
2023	\$294,585	\$60,000	\$354,585	\$354,585
2022	\$223,871	\$45,000	\$268,871	\$268,871
2021	\$190,464	\$45,000	\$235,464	\$235,464
2020	\$190,464	\$45,000	\$235,464	\$235,464

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.