



Address: [706 RANCHVALE CT](#)
City: ARLINGTON
Georeference: 34263B-1-27
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070U

Latitude: 32.614316034
Longitude: -97.1009279278
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: RIDGE POINT ADDITION Block 1 Lot 27

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
MANSFIELD ISD (908)

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$524,985
Protest Deadline Date: 5/24/2024

Site Number: 800060941
Site Name: RIDGE POINT ADDITION Block 1 Lot 27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,045
Percent Complete: 100%
Land Sqft^{*}: 30,438
Land Acres^{*}: 0.6988
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:
NEUBERGER BRUCE WAYNE
MANDAPAT KATHERENE DEGENION
Primary Owner Address:
706 RANCHVALE CT
ARLINGTON, TX 76002

Deed Date: 7/16/2024
Deed Volume:
Deed Page:
Instrument: CW D224164939

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANDAPAT KATHERENE DEGENION;NEUBERGER BRUCE WAYNE	7/15/2024	D224124666		
NEUBERGER BRUCE WAYNE	4/11/2024	D224062434		
HMH LIFESTYLES L.P.	4/27/2023	D223071833		
HMH RIDGEPOINT LAND LLC	10/29/2021	D221318488		

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	\$419,485	\$105,500	\$524,985	\$524,985
2024	\$419,485	\$105,500	\$524,985	\$524,985
2023	\$0	\$52,386	\$52,386	\$52,386
2022	\$0	\$55,278	\$55,278	\$55,278
0	\$0	\$0	\$0	\$0

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)
- DISABLED VET 70 to 99 PCT 11.22

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.