

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42730625

Latitude: 32.6143950944

**TAD Map:** 2120-344 MAPSCO: TAR-111T

Longitude: -97.1007563873

Address: 708 RANCHVALE CT

City: ARLINGTON

Georeference: 34263B-1-28

Subdivision: RIDGE POINT ADDITION

Neighborhood Code: 1M070U

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

## **PROPERTY DATA**

Legal Description: RIDGE POINT ADDITION Block

1 Lot 28

**Jurisdictions:** 

Personal Property Account: N/A

Site Number: 800060937 CITY OF ARLINGTON (024)

Site Name: RIDGE POINT ADDITION Block 1 Lot 28 **TARRANT COUNTY (220)** 

Land Acres\*: 0.7022

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 3,647 MANSFIELD ISD (908) State Code: A Percent Complete: 100%

Year Built: 2023 Land Sqft\*: 30,589

Agent: None Pool: N Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

JONES JASMINE Deed Date: 11/17/2023

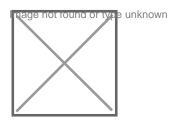
JONES TYQUINTON **Deed Volume: Primary Owner Address: Deed Page:** 

708 RANCHVALE CT Instrument: D223207837 ARLINGTON, TX 76002

| Previous Owners         | Date       | Instrument | Deed Volume | Deed Page |
|-------------------------|------------|------------|-------------|-----------|
| HMH LIFESTYLES L.P.     | 4/27/2023  | D223071833 |             |           |
| HMH RIDGEPOINT LAND LLC | 10/29/2021 | D221318488 |             |           |

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



**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 | \$514,761          | \$105,761   | \$620,522    | \$620,522        |
| 2024 | \$514,761          | \$105,761   | \$620,522    | \$620,522        |
| 2023 | \$0                | \$52,526    | \$52,526     | \$52,526         |
| 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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.