

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42730641

Address: 716 RANCHVALE CT

City: ARLINGTON

Georeference: 34263B-1-30

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 30

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Latitude: 32.6146181385

Longitude: -97.1003782908

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



Site Number: 800060939

Site Name: RIDGE POINT ADDITION Block 1 Lot 30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,063 Percent Complete: 100%

Land Sqft\*: 50,949

Land Acres\*: 1.1696

Pool: N

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

VENKATESH VENKATA SOMANI Deed Date: 10/20/2023 VENKATA RENUKA SOMANI

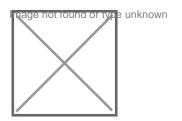
**Deed Volume: Primary Owner Address: Deed Page:** 

716 RANCHVALE CT Instrument: D223190326 ARLINGTON, TX 76002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/7/2023	D223058614		
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	\$408,290	\$126,710	\$535,000	\$535,000
2024	\$408,290	\$126,710	\$535,000	\$535,000
2023	\$0	\$64,169	\$64,169	\$64,169
2022	\$0	\$59,351	\$59,351	\$59,351
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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