



**Address:** [716 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-1-30  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070U

**Latitude:** 32.6146181385  
**Longitude:** -97.1003782908  
**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 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

**Site Number:** 800060939  
**Site Name:** RIDGE POINT ADDITION Block 1 Lot 30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,063  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 50,949  
**Land Acres<sup>\*</sup>:** 1.1696  
**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:**  
VENKATESH VENKATA SOMANI  
VENKATA RENUKA SOMANI  
**Primary Owner Address:**  
716 RANCHVALE CT  
ARLINGTON, TX 76002

**Deed Date:** 10/20/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223190326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/7/2023	<a href="#">D223058614</a>		
HMH RIDGEPOINT LAND LLC	10/29/2021	<a href="#">D221318488</a>		



## VALUES

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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	\$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.

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

## EXEMPTIONS / SPECIAL APPRAISAL

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- 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.