



**Address:** [719 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-10-1  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070U

**Latitude:** 32.6156332631  
**Longitude:** -97.1005871651  
**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 10 Lot 1

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

**State Code:** A  
**Year Built:** 2024  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$462,144  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800060940  
**Site Name:** RIDGE POINT ADDITION Block 10 Lot 1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,119  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,293  
**Land Acres<sup>\*</sup>:** 0.1674  
**Pool:** N

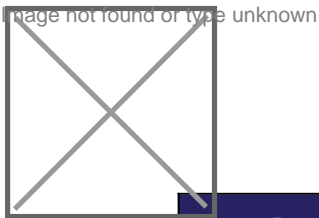
<sup>+++</sup> Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
AGRAHARI SHINY  
SINGHAL SARYOU  
**Primary Owner Address:**  
719 RANCHVALE CT  
ARLINGTON, TX 76002

**Deed Date:** 11/5/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224198917](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	4/27/2023	<a href="#">D223071775</a>		
HMH RIDGEPOINT LAND LLC	10/29/2021	<a href="#">D221318488</a>		

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 <sup>+</sup>
2025	\$424,479	\$37,665	\$462,144	\$462,144
2024	\$0	\$23,436	\$23,436	\$23,436
2023	\$0	\$16,405	\$16,405	\$16,405
2022	\$0	\$49,000	\$49,000	\$49,000
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)

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.