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**Address:** [717 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-10-2  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070U

**Latitude:** 32.6155337677  
**Longitude:** -97.1007815029  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111T



Google Map or type unknown

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

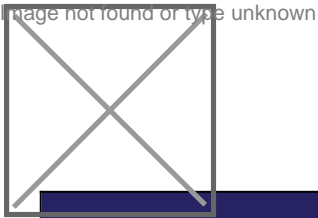
**PROPERTY DATA**

**Legal Description:** RIDGE POINT ADDITION Block 10 Lot 2 25% UNDIVIDED INTEREST  
**Jurisdictions:** CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)  
**Site Number:** 800060944  
**Site Name:** RIDGE POINT ADDITION Block 10 Lot 2 75% UNDIVIDED INTEREST  
**Site Class:** A1 - Residential - Single Family  
**Approximate Size+++:** 4,006  
**State Code:** A  
**Percent Complete:** 100%  
**Year Built:** 2023  
**Land Sqft\*:** 7,568  
**Personal Property Account:** N/A  
**Land Acres\*:** 0.1737  
**Agent:** None  
**Pool:** N  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$594,772  
**Protest Deadline Date:** 5/24/2024

+++ Rounded.  
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:** HASSAN MARYAN  
**Primary Owner Address:** 717 RANCHVALE CT  
ARLINGTON, TX 76002  
**Deed Date:** 4/12/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** 01D224065882



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABDI EBADO;ABDI LADAN;ABDI SUELKHA;HASSAN MARYAN	4/11/2024	<a href="#">D224065882</a>		
HMH LIFESTYLES LP	4/25/2023	<a href="#">D223069689</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	\$140,008	\$8,685	\$148,693	\$148,693
2024	\$140,008	\$8,685	\$148,693	\$148,693
2023	\$0	\$17,023	\$17,023	\$17,023
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.