



Address: [707 RANCHVALE CT](#)
City: ARLINGTON
Georeference: 34263B-10-5
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070U

Latitude: 32.6152392856
Longitude: -97.1013681569
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 5

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: None
Notice Sent Date: 4/15/2025
Notice Value: \$567,823
Protest Deadline Date: 5/24/2024

Site Number: 800060932
Site Name: RIDGE POINT ADDITION Block 10 Lot 5
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,994
Percent Complete: 100%
Land Sqft^{*}: 7,700
Land Acres^{*}: 0.1768
Pool: N

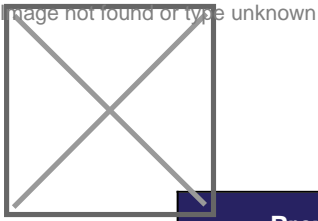
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
SYED SHAHEER FAHEEM
ROOHI THAHMINA
ANWAR MAARIA
Primary Owner Address:
707 RANCHVALE CT
ARLINGTON, TX 76002

Deed Date: 5/15/2024
Deed Volume:
Deed Page:
Instrument: [D224084940](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	4/27/2023	D223071775		
HMH RIDGEPOINT LAND LLC	10/29/2021	D221318488		

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	\$528,043	\$39,780	\$567,823	\$567,823
2024	\$122,083	\$35,360	\$157,443	\$157,443
2023	\$0	\$17,326	\$17,326	\$17,326
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

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.