



**Address:** [701 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-10-8  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070U

**Latitude:** 32.6149348475  
**Longitude:** -97.101952716  
**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 8

**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:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$505,322

**Protest Deadline Date:** 5/24/2024

**Site Number:** 800060935

**Site Name:** RIDGE POINT ADDITION Block 10 Lot 8

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,215

**Land Acres<sup>\*</sup>:** 0.1886

**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:**

ENGEMISE PETER  
AYONG BLESSING TEKOCK

**Primary Owner Address:**

701 RANCVALE CT  
ARLINGTON, TX 76002

**Deed Date:** 8/27/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224153439](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES L.P.	4/27/2023	<a href="#">D223071833</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	\$462,887	\$42,435	\$505,322	\$505,322
2024	\$0	\$26,404	\$26,404	\$26,404
2023	\$0	\$18,483	\$18,483	\$18,483
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)
- DISABLED VET 100 PCT 11.131 - T&P

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.