



**Address:** [706 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-1-27  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070U

**Latitude:** 32.614316034  
**Longitude:** -97.1009279278  
**TAD Map:** 2120-344  
**MAPSCO:** TAR-111T



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

## PROPERTY DATA

**Legal Description:** RIDGE POINT ADDITION Block  
1 Lot 27

**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

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800060941

**Site Name:** RIDGE POINT ADDITION Block 1 Lot 27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,045

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 30,438

**Land Acres<sup>\*</sup>:** 0.6988

**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:**

NEUBERGER BRUCE WAYNE  
MANDAPAT KATHERENE DEGENION

**Deed Date:** 7/16/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** CW D224164939

**Primary Owner Address:**

706 RANCHVALE CT  
ARLINGTON, TX 76002

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MANDAPAT KATHERENE DEGENION;NEUBERGER BRUCE WAYNE	7/15/2024	<a href="#">D224124666</a>		
NEUBERGER BRUCE WAYNE	4/11/2024	<a href="#">D224062434</a>		
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	\$0	\$0	\$0	\$0
2024	\$419,485	\$105,500	\$524,985	\$524,985
2023	\$0	\$52,386	\$52,386	\$52,386
2022	\$0	\$55,278	\$55,278	\$55,278
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 70 to 99 PCT 11.22

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.