



Address: [716 RANCHVALE CT](#)
City: ARLINGTON
Georeference: 34263B-1-30
Subdivision: RIDGE POINT ADDITION
Neighborhood Code: 1M070U

Latitude: 32.6146181385
Longitude: -97.1003782908
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 30

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: AMERICAN PROPERTY SERVICES (00577)

Protest Deadline Date: 5/15/2025

Site Number: 800060939

Site Name: RIDGE POINT ADDITION Block 1 Lot 30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,063

Percent Complete: 100%

Land Sqft^{*}: 50,949

Land Acres^{*}: 1.1696

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:

VENKATESH VENKATA SOMANI
VENKATA RENUKA SOMANI

Primary Owner Address:

716 RANCHVALE CT
ARLINGTON, TX 76002

Deed Date: 10/20/2023

Deed Volume:

Deed Page:

Instrument: [D223190326](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/7/2023	D223058614		
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	\$0	\$0	\$0	\$0
2024	\$408,290	\$126,710	\$535,000	\$535,000
2023	\$0	\$64,169	\$64,169	\$64,169
2022	\$0	\$59,351	\$59,351	\$59,351
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.