



**Address:** [718 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-1-31-09  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 220-Common Area

**Latitude:** 32.6149480551  
**Longitude:** -97.0999185673  
**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 31 OPEN SPACE

**Jurisdictions:**

- CITY OF ARLINGTON (024)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- MANSFIELD ISD (908)

**Site Number:** 800060934

**Site Name:** RIDGE POINT ADDITION Block 1 Lot 31 OPEN SPACE

**Site Class:** CmnArea - Residential - Common Area

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 101,249

**Land Acres<sup>\*</sup>:** 2.3244

**Pool:** N

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

<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:**  
MAYFIELD FARMS HOMEOWNERS ASSOCIATION INC  
**Primary Owner Address:**  
1024 S GREENVILLE AVE #230  
ALLEN, TX 75002

**Deed Date:** 5/15/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224084799](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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*
2025	\$0	\$0	\$0	\$0
2024	\$0	\$1	\$1	\$1
2023	\$0	\$1	\$1	\$1
2022	\$0	\$1	\$1	\$1
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.