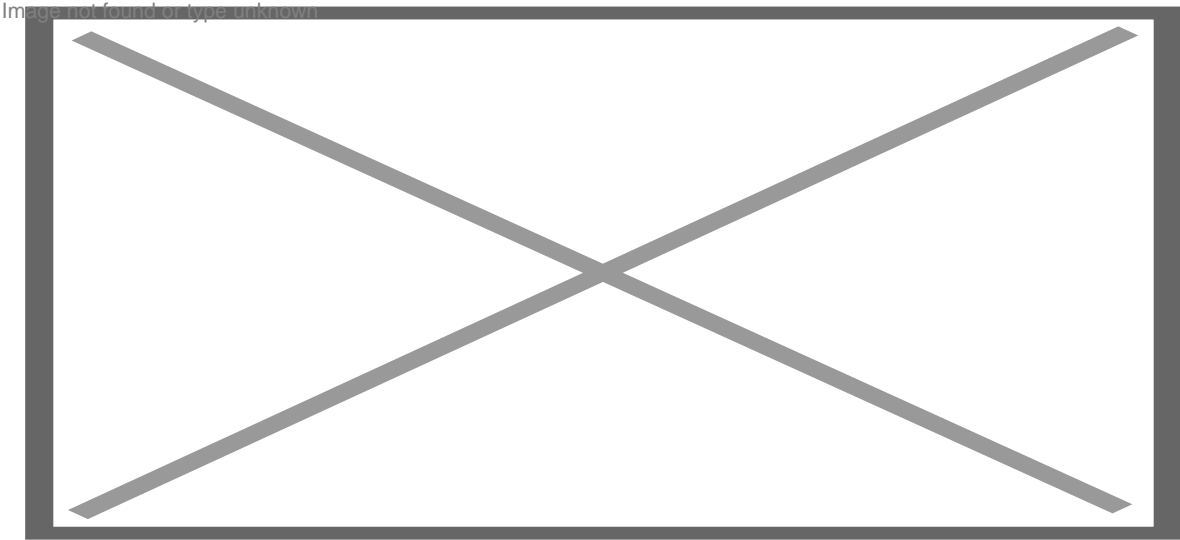




**Address:** [715 RANCHVALE CT](#)  
**City:** ARLINGTON  
**Georeference:** 34263B-10-3  
**Subdivision:** RIDGE POINT ADDITION  
**Neighborhood Code:** 1M070U

**Latitude:** 32.6154344023  
**Longitude:** -97.1009757508  
**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 10 Lot 3

**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:** 800060933  
**Site Name:** RIDGE POINT ADDITION Block 10 Lot 3  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,121  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,700  
**Land Acres<sup>\*</sup>:** 0.1768  
**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:**

ZAHOOB USMAN  
SHAKIR ALIYA

**Primary Owner Address:**

715 RANCHVALE CT  
ARLINGTON, TX 76002

**Deed Date:** 8/10/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223143512](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	4/14/2023	<a href="#">D223062816</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	\$434,640	\$35,360	\$470,000	\$470,000
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

- 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.