

Tarrant Appraisal District Property Information | PDF Account Number: 40310442

Address: 6260 TOSCANA CIR

City: TARRANT COUNTY Georeference: 44033D-2-9 Subdivision: TUSCANY VALLEY ESTATES Neighborhood Code: 1A030H Latitude: 32.5930882351 Longitude: -97.2244557948 TAD Map: 2084-336 MAPSCO: TAR-121D





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

PROPERTY DATA

Legal Description: TUSCANY VALLEY ESTATES Block 2 Lot 9

Jurisdictions:

TARRANT COUNTY (220) EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) MANSFIELD ISD (908)

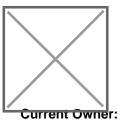
State Code: A

Year Built: 2005 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025 Site Number: 40310442 Site Name: TUSCANY VALLEY ESTATES-2-9 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 3,632 Percent Complete: 100% Land Sqft^{*}: 47,480 Land Acres^{*}: 1.0900 Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



HENDERSON JARED MA SAMANTHA

Primary Owner Address: 6260 TOSCANA CIR FORT WORTH, TX 76140 Deed Date: 2/6/2024 Deed Volume: Deed Page: Instrument: D224020355

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BRUCE WAYNE MERSHOW LIVING TRUST	8/14/2023	D223146324		
MERSHON BRUCE W	6/5/2014	D214120071	000000	0000000
ELLIS PAMELA LYNN	8/17/2006	D206262493	000000	0000000
ELLIS PAMELA;ELLIS RUSSELL	4/15/2005	D205111098	000000	0000000
TUSCANY VALLEY ESTATES JV	2/25/2005	D205060170	000000	0000000
M R DEVELOPMENT CORP	1/1/2003	000000000000000	000000	0000000

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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$550,965	\$99,500	\$650,465	\$471,589
2023	\$421,019	\$98,600	\$519,619	\$428,717
2022	\$422,966	\$61,800	\$484,766	\$389,743
2021	\$318,382	\$61,800	\$380,182	\$354,312
2020	\$296,198	\$61,800	\$357,998	\$322,102

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.