



**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<sup>+++</sup>:** 3,632

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 47,480

**Land Acres<sup>\*</sup>:** 1.0900

**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:**

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	<a href="#">D223146324</a>		
MERSHON BRUCE W	6/5/2014	<a href="#">D214120071</a>	0000000	0000000
ELLIS PAMELA LYNN	8/17/2006	<a href="#">D206262493</a>	0000000	0000000
ELLIS PAMELA;ELLIS RUSSELL	4/15/2005	<a href="#">D205111098</a>	0000000	0000000
TUSCANY VALLEY ESTATES JV	2/25/2005	<a href="#">D205060170</a>	0000000	0000000
M R DEVELOPMENT CORP	1/1/2003	000000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

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.