



Address: [6401 TUSCANY PARK DR](#)
City: ARLINGTON
Georeference: 44033A-1-1
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.6791636485
Longitude: -97.2086962549
TAD Map: 2084-368
MAPSCO: TAR-094K



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

PROPERTY DATA

Legal Description: TUSCANY LAKES ADDITION
Block 1 Lot 1

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A
Year Built: 2023
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

Site Number: 40619087
Site Name: TUSCANY LAKES ADDITION-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 3,537
Percent Complete: 100%
Land Sqft*: 12,354
Land Acres*: 0.2836
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:

GUILLEN ERICKA

Primary Owner Address:

6401 TUSCANY PARK DR
ARLINGTON, TX 76016

Deed Date: 3/14/2024

Deed Volume:

Deed Page:

Instrument: [D224044403](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUILLEN MIGUEL	9/29/2020	D220250212		
MOSS PAUL G	8/30/2010	D210219662	0000000	0000000
TAK ENTERPRISES INC	1/1/2004	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	\$525,570	\$85,000	\$610,570	\$610,570
2023	\$0	\$85,000	\$85,000	\$85,000
2022	\$0	\$85,000	\$85,000	\$85,000
2021	\$0	\$75,000	\$75,000	\$75,000
2020	\$0	\$75,000	\$75,000	\$75,000

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.