



**Address:** [6415 TUSCANY PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 44033A-1-7  
**Subdivision:** TUSCANY LAKES ADDITION  
**Neighborhood Code:** 1L060W

**Latitude:** 32.679074923  
**Longitude:** -97.2099583503  
**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 7

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

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

**Site Number:** 40619141

**Site Name:** TUSCANY LAKES ADDITION-1-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,183

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,200

**Land Acres<sup>\*</sup>:** 0.1652

**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:**

SYPIEN ANDREW J  
SYPIEN VICKI

**Deed Date:** 8/8/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217182653](#)

**Primary Owner Address:**

6415 TUSCANY PARK DR  
ARLINGTON, TX 76016

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWAN JESSIE;COWAN LESLIE N	4/23/2013	<a href="#">D213104112</a>	0000000	0000000
R & W ARLINGTON CUSTOM HMS LLC	1/31/2006	<a href="#">D206046190</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$335,461	\$85,000	\$420,461	\$420,461
2023	\$395,760	\$85,000	\$480,760	\$402,600
2022	\$281,000	\$85,000	\$366,000	\$366,000
2021	\$291,000	\$75,000	\$366,000	\$366,000
2020	\$303,425	\$75,000	\$378,425	\$378,425

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.