



Address: [4102 TUSCANY OAKS DR](#)
City: ARLINGTON
Georeference: 44033A-1-12
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.6787144244
Longitude: -97.2105980509
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 12

Jurisdictions:

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

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 40619206

Site Name: TUSCANY LAKES ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,012

Percent Complete: 100%

Land Sqft^{*}: 8,621

Land Acres^{*}: 0.1979

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:

BOULANGER BRIAN D
BOULANGER TIELLEN

Primary Owner Address:

4102 TUSCANY OAKS DR
ARLINGTON, TX 76016

Deed Date: 10/19/2020

Deed Volume:

Deed Page:

Instrument: [D220269280](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAK ENTERPRISES INC	12/22/2014	D214281508		
MOSS PAUL G	8/30/2010	D210219662	0000000	0000000
TAK ENTERPRISES INC	1/1/2004	0000000000000000	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	\$446,213	\$85,000	\$531,213	\$479,818
2023	\$461,511	\$85,000	\$546,511	\$436,198
2022	\$311,544	\$85,000	\$396,544	\$396,544
2021	\$321,544	\$75,000	\$396,544	\$396,544
2020	\$219,000	\$75,000	\$294,000	\$294,000

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.