



Address: [6400 TUSCANY PARK DR](#)
City: ARLINGTON
Georeference: 44033A-1-42
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.6788838452
Longitude: -97.2086691984
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 42

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)
State Code: A
Year Built: 2017
Personal Property Account: N/A
Agent: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/15/2025

Site Number: 40619532
Site Name: TUSCANY LAKES ADDITION Block 1 Lot 42
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,594
Percent Complete: 100%
Land Sqft^{*}: 8,982
Land Acres^{*}: 0.2061
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:

FRENCH TED I
MATHIS LESLIE L

Deed Date: 1/1/2019

Deed Volume:

Deed Page:

Instrument: [D218020627](#)

Primary Owner Address:

6400 TUSCANY PARK DR
ARLINGTON, TX 76016

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRENCH TED I;MATHIS LESLIE L	1/29/2018	D218020627		
TAK ENTERPRISES INC	9/13/2017	D218006663		
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	\$344,667	\$85,000	\$429,667	\$429,667
2023	\$410,194	\$85,000	\$495,194	\$437,261
2022	\$316,384	\$85,000	\$401,384	\$397,510
2021	\$286,373	\$75,000	\$361,373	\$361,373
2020	\$136,508	\$37,500	\$174,008	\$174,008

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.