



Address: [3906 TUSCANY CT](#)
City: ARLINGTON
Georeference: 31713-5-16
Subdivision: PARKER OAKS ESTATES
Neighborhood Code: 1L040E

Latitude: 32.6833624159
Longitude: -97.1692275836
TAD Map: 2096-368
MAPSCO: TAR-095K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: PARKER OAKS ESTATES Block
5 Lot 16

Jurisdictions:

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

State Code: A

Year Built: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$412,521

Protest Deadline Date: 5/24/2024

Site Number: 06062970

Site Name: PARKER OAKS ESTATES-5-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,244

Percent Complete: 100%

Land Sqft^{*}: 9,733

Land Acres^{*}: 0.2234

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:

RIVERA AMANDA
GUZMAN JORGE

Primary Owner Address:

3906 TUSCANY CT
ARLINGTON, TX 76016

Deed Date: 12/23/2015

Deed Volume:

Deed Page:

Instrument: [D215287365](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| WALDRON DANIEL W;WALDRON TERESA | 11/29/1988 | 00094520001740 | 0009452 | 0001740 |
| MOORE BUILDERS INC | 8/8/1988 | 00093510001055 | 0009351 | 0001055 |
| DUNWOODY KENNETH R | 1/1/1986 | 00000000000000 | 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 | \$337,521 | \$75,000 | \$412,521 | \$399,968 |
| 2024 | \$337,521 | \$75,000 | \$412,521 | \$363,607 |
| 2023 | \$305,097 | \$70,000 | \$375,097 | \$330,552 |
| 2022 | \$231,470 | \$70,000 | \$301,470 | \$300,502 |
| 2021 | \$208,184 | \$65,000 | \$273,184 | \$273,184 |
| 2020 | \$209,810 | \$65,000 | \$274,810 | \$274,810 |

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.