



Address: [4000 TUSCANY LN](#)
City: ARLINGTON
Georeference: 31713-5-26
Subdivision: PARKER OAKS ESTATES
Neighborhood Code: 1L040E

Latitude: 32.683931391
Longitude: -97.1684563469
TAD Map: 2102-368
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 26

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: ROBERT OLA COMPANY LLC dba OLA TAX (00955)

Notice Sent Date: 4/15/2025

Notice Value: \$425,000

Protest Deadline Date: 5/24/2024

Site Number: 06063071

Site Name: PARKER OAKS ESTATES-5-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,778

Percent Complete: 100%

Land Sqft^{*}: 10,400

Land Acres^{*}: 0.2387

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:

TRUONG SANG K
TRUONG CHI H T

Primary Owner Address:

4000 TUSCANY LN
ARLINGTON, TX 76016

Deed Date: 8/3/2015

Deed Volume:

Deed Page:

Instrument: [D215174051](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYNN RYAN	6/4/2015	D215125783		
LYNN RYAN C;LYNN STEPHANIE	6/5/2013	D213149777	0000000	0000000
MURPHY BRIAN;MURPHY KERI M	4/27/2007	D207150768	0000000	0000000
HALILI SEVAL	5/28/1997	00127940000502	0012794	0000502
DILL AUNDREA J;DILL MARCUS J	3/30/1989	00095530002031	0009553	0002031
JAMES ADDISON CUSTOM HOMES	5/26/1988	00092850000400	0009285	0000400
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	\$343,000	\$75,000	\$418,000	\$418,000
2024	\$350,000	\$75,000	\$425,000	\$385,990
2023	\$330,000	\$70,000	\$400,000	\$350,900
2022	\$263,000	\$70,000	\$333,000	\$319,000
2021	\$225,000	\$65,000	\$290,000	\$290,000
2020	\$225,000	\$65,000	\$290,000	\$290,000

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.