



**Address:** [5800 LUCCA DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033D-1-11  
**Subdivision:** TUSCANY VALLEY ESTATES  
**Neighborhood Code:** 1A030H

**Latitude:** 32.5949037452  
**Longitude:** -97.2224272303  
**TAD Map:** 2084-336  
**MAPSCO:** TAR-121D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TUSCANY VALLEY ESTATES  
Block 1 Lot 11

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$700,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40310124

**Site Name:** TUSCANY VALLEY ESTATES-1-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,076

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 65,340

**Land Acres<sup>\*</sup>:** 1.5000

**Pool:** Y

<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:**

VOLCY BONITA M

**Primary Owner Address:**

5800 LUCCA DR  
FORT WORTH, TX 76140-8244

**Deed Date:** 7/14/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205208204](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAZOR CUSTOM HOMES LP	7/14/2005	<a href="#">D205208203</a>	0000000	0000000
TUSCANY VALLEY ESTATES JV	2/25/2005	<a href="#">D205060170</a>	0000000	0000000
M R DEVELOPMENT CORP	1/1/2003	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	\$580,000	\$120,000	\$700,000	\$650,056
2024	\$580,000	\$120,000	\$700,000	\$590,960
2023	\$452,000	\$115,000	\$567,000	\$537,236
2022	\$467,757	\$70,000	\$537,757	\$488,396
2021	\$373,996	\$70,000	\$443,996	\$443,996
2020	\$358,241	\$70,000	\$428,241	\$428,241

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.