



Address: [6253 TOSCANA CIR](#)
City: TARRANT COUNTY
Georeference: 44033D-1-18
Subdivision: TUSCANY VALLEY ESTATES
Neighborhood Code: 1A030H

Latitude: 32.5941775696
Longitude: -97.2235783866
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 18

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$741,060

Protest Deadline Date: 5/24/2024

Site Number: 40310191

Site Name: TUSCANY VALLEY ESTATES-1-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,546

Percent Complete: 100%

Land Sqft^{*}: 50,529

Land Acres^{*}: 1.1600

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BRANT ROGER
BRANT SUE

Primary Owner Address:

6253 TOSCANA CIR
FORT WORTH, TX 76140-8239

Deed Date: 7/29/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205232684](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KAZOR CUSTOM HOMES LP	6/10/2005	D205169866	0000000	0000000
MRW INVESTMENTS INC	4/26/2004	D204164843	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 ⁺
2025	\$601,325	\$103,000	\$704,325	\$658,845
2024	\$638,060	\$103,000	\$741,060	\$598,950
2023	\$543,600	\$101,400	\$645,000	\$544,500
2022	\$520,318	\$63,200	\$583,518	\$495,000
2021	\$386,800	\$63,200	\$450,000	\$450,000
2020	\$386,800	\$63,200	\$450,000	\$450,000

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.