



Address: [6249 TOSCANA CIR](#)
City: TARRANT COUNTY
Georeference: 44033D-1-19
Subdivision: TUSCANY VALLEY ESTATES
Neighborhood Code: 1A030H

Latitude: 32.5942159837
Longitude: -97.2230384083
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 19

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: \$817,973

Protest Deadline Date: 5/24/2024

Site Number: 40310205

Site Name: TUSCANY VALLEY ESTATES-1-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,636

Percent Complete: 100%

Land Sqft^{*}: 68,389

Land Acres^{*}: 1.5700

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:

PARKER CHANELL

Primary Owner Address:

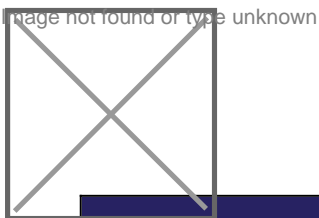
6249 TOSCANO CIR
FORT WORTH, TX 76140

Deed Date: 8/21/2020

Deed Volume:

Deed Page:

Instrument: [D220210099](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|-----------|----------------------------|-------------|-----------|
| FERNANDO;FERNANDO LAWRENCE A | 3/1/2010 | D210047037 | 0000000 | 0000000 |
| DUTTN PROPERTIES LLC | 9/1/2009 | D209244427 | 0000000 | 0000000 |
| WILLIAMS BRENDA;WILLIAMS GREGORY | 9/8/2006 | D206285015 | 0000000 | 0000000 |
| MAUMUS XAVIER JOSEPH | 8/27/2004 | D204294203 | 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 | \$694,473 | \$123,500 | \$817,973 | \$718,275 |
| 2024 | \$694,473 | \$123,500 | \$817,973 | \$652,977 |
| 2023 | \$526,006 | \$117,800 | \$643,806 | \$593,615 |
| 2022 | \$528,493 | \$71,400 | \$599,893 | \$539,650 |
| 2021 | \$419,191 | \$71,400 | \$490,591 | \$490,591 |
| 2020 | \$393,385 | \$71,400 | \$464,785 | \$464,785 |

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.