



**Address:** [6237 TOSCANA CIR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033D-1-22  
**Subdivision:** TUSCANY VALLEY ESTATES  
**Neighborhood Code:** 1A030H

**Latitude:** 32.5930802253  
**Longitude:** -97.221360817  
**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 22

**Jurisdictions:**

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

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$102,000

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

**Site Number:** 40310248

**Site Name:** TUSCANY VALLEY ESTATES-1-22

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 49,658

**Land Acres<sup>\*</sup>:** 1.1400

**Pool:** N

<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:**

BERNDT ANDREW  
BERNDT RACHEL

**Primary Owner Address:**

6237 TOSCANA CIR  
FORT WORTH, TX 76140

**Deed Date:** 2/20/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224029144](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUYKENDALL JAMIE M;KUYKENDALL MATTHEW L	5/18/2023	<a href="#">D223087177</a>		
EDWARDSSEN FAMILY TRUST	8/13/2014	<a href="#">D214177800</a>		
LOPEZ BENJAMIN G;LOPEZ TERESA	8/18/2004	<a href="#">D204272076</a>	0000000	0000000
M R DEVELOPMENT CORP	1/1/2003	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 <sup>+</sup>
2025	\$0	\$102,000	\$102,000	\$102,000
2024	\$0	\$102,000	\$102,000	\$102,000
2023	\$0	\$100,600	\$100,600	\$100,600
2022	\$0	\$62,800	\$62,800	\$62,800
2021	\$0	\$62,800	\$62,800	\$62,800
2020	\$0	\$62,800	\$62,800	\$62,800

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

There are no exemptions for this property

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.