



**Address:** [6254 TOSCANA CIR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 44033D-2-8  
**Subdivision:** TUSCANY VALLEY ESTATES  
**Neighborhood Code:** 1A030H

**Latitude:** 32.5930992317  
**Longitude:** -97.2239561664  
**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 2 Lot 8

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$787,908

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

**Site Number:** 40310434

**Site Name:** TUSCANY VALLEY ESTATES-2-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,466

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 44,866

**Land Acres<sup>\*</sup>:** 1.0300

**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:**

RYAN GLEN  
RYAN ANDREA

**Primary Owner Address:**

6254 TOSCANA CIR  
FORT WORTH, TX 76140

**Deed Date:** 3/16/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220064923](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DODDS CAMI;DODDS WILLIAM	12/4/2008	<a href="#">D208455894</a>	0000000	0000000
SIRVA RELOCATION PROPERTIES	12/1/2008	<a href="#">D208455893</a>	0000000	0000000
DANIELS FRED	3/1/2004	<a href="#">D204070540</a>	0000000	0000000
MRW INVESTMENTS INC	9/24/2003	<a href="#">D203373806</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	\$691,408	\$96,500	\$787,908	\$704,627
2024	\$691,408	\$96,500	\$787,908	\$640,570
2023	\$531,819	\$96,200	\$628,019	\$582,336
2022	\$524,213	\$60,600	\$584,813	\$529,396
2021	\$420,669	\$60,600	\$481,269	\$481,269
2020	\$402,778	\$60,599	\$463,377	\$463,377

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.