



Address: [5450 LUCCA DR](#)
City: TARRANT COUNTY
Georeference: 44033D-3-2
Subdivision: TUSCANY VALLEY ESTATES
Neighborhood Code: 1A030H

Latitude: 32.5980256203
Longitude: -97.2227322798
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 3 Lot 2

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: 2004

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$797,687

Protest Deadline Date: 5/24/2024

Site Number: 40310469

Site Name: TUSCANY VALLEY ESTATES-3-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,532

Percent Complete: 100%

Land Sqft^{*}: 44,866

Land Acres^{*}: 1.0300

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:

WRIGHT LOUIS
WRIGHT GRETA

Primary Owner Address:

5450 LUCCA DR
FORT WORTH, TX 76140

Deed Date: 7/22/2015

Deed Volume:

Deed Page:

Instrument: [D215164612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNELL WILLIAM E	12/21/2005	D205386481	0000000	0000000
HURLBUT BRYAN C;HURLBUT VIRGINIA	4/28/2005	D205122636	0000000	0000000
CUNNINGHAM JAMES ARBER;CUNNINGHAM JERRY	3/5/2004	D204082766	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	\$701,187	\$96,500	\$797,687	\$710,218
2024	\$701,187	\$96,500	\$797,687	\$645,653
2023	\$537,975	\$96,200	\$634,175	\$586,957
2022	\$530,388	\$60,600	\$590,988	\$533,597
2021	\$424,488	\$60,600	\$485,088	\$485,088
2020	\$403,739	\$60,600	\$464,339	\$464,339

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.