



Address: [6407 TUSCANY PARK DR](#)
City: ARLINGTON
Georeference: 44033A-1-4
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.679078147
Longitude: -97.2093231366
TAD Map: 2084-368
MAPSCO: TAR-094K



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TUSCANY LAKES ADDITION
Block 1 Lot 4

Jurisdictions:
CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A
Year Built: 2008
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 40619117
Site Name: TUSCANY LAKES ADDITION-1-4
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,002
Percent Complete: 100%
Land Sqft^{*}: 7,200
Land Acres^{*}: 0.1652
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:
HINKLE WAYNE H
HINKLE LAURANCE LEA
Primary Owner Address:
6407 TUSCANY PARK DR
ARLINGTON, TX 76016-5156

Deed Date: 5/28/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213137822](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JENKINS BARCLAY;JENKINS TIFFANY	6/2/2008	D208211412	0000000	0000000
TAK ENTERPRISES INC	1/1/2004	0000000000000000	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	\$341,357	\$85,000	\$426,357	\$426,357
2024	\$341,357	\$85,000	\$426,357	\$426,357
2023	\$376,000	\$85,000	\$461,000	\$407,997
2022	\$285,906	\$85,000	\$370,906	\$370,906
2021	\$305,359	\$75,000	\$380,359	\$352,000
2020	\$245,000	\$75,000	\$320,000	\$320,000

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.