



Address: [6421 TUSCANY PARK DR](#)
City: ARLINGTON
Georeference: 44033A-1-10
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.6791000331
Longitude: -97.2106489288
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 10

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

State Code: A
Year Built: 2006
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$585,733
Protest Deadline Date: 5/24/2024

Site Number: 40619184
Site Name: TUSCANY LAKES ADDITION-1-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,330
Percent Complete: 100%
Land Sqft^{*}: 9,174
Land Acres^{*}: 0.2106
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:
MCMILLAN COLTON
Primary Owner Address:
6421 TUSCANY PARK DR
ARLINGTON, TX 76016

Deed Date: 7/29/2021
Deed Volume:
Deed Page:
Instrument: [D221220180](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENDRICK BETH;KENDRICK PETER	6/20/2011	D211150738	0000000	0000000
PRUITT HENRY JR;PRUITT SHERRIE	3/24/2006	D206093629	0000000	0000000
R & W ARLINGTON CUSTOM HMS LLC	1/31/2006	D206046190	0000000	0000000
TAK ENTERPRISES INC	1/1/2004	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	\$500,733	\$85,000	\$585,733	\$585,733
2024	\$500,733	\$85,000	\$585,733	\$560,099
2023	\$517,609	\$85,000	\$602,609	\$509,181
2022	\$377,892	\$85,000	\$462,892	\$462,892
2021	\$311,556	\$75,000	\$386,556	\$386,556
2020	\$311,556	\$75,000	\$386,556	\$386,556

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.