



Address: [6406 TUSCANY PARK DR](#)
City: ARLINGTON
Georeference: 44033A-1-39
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.678733089
Longitude: -97.2093414172
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 39

Jurisdictions:

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

State Code: A

Year Built: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$523,918

Protest Deadline Date: 5/24/2024

Site Number: 40619508

Site Name: TUSCANY LAKES ADDITION-1-39

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,194

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:

CATHEY DAVE K
CATHEY JENNIFER D

Primary Owner Address:

6406 TUSCANY PARK DR
ARLINGTON, TX 76016-5157

Deed Date: 8/21/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212208459](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATHEY DAVE	6/6/2008	D208223331	0000000	0000000
WOJEWSKI L T W	10/28/2005	D205325013	0000000	0000000
GRAND DYNASTY HOMES INC	11/9/2004	D204362231	0000000	0000000
TAK ENTERPRISES INC	1/1/2004	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 ⁺
2025	\$438,918	\$85,000	\$523,918	\$523,918
2024	\$438,918	\$85,000	\$523,918	\$522,752
2023	\$455,027	\$85,000	\$540,027	\$475,229
2022	\$350,486	\$85,000	\$435,486	\$432,026
2021	\$317,751	\$75,000	\$392,751	\$392,751
2020	\$302,983	\$75,000	\$377,983	\$377,983

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.