



Address: [6404 TUSCANY PARK DR](#)
City: ARLINGTON
Georeference: 44033A-1-40
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.6788850537
Longitude: -97.2091301967
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 40

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: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 40619516

Site Name: TUSCANY LAKES ADDITION-1-40

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,548

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:

PEREDA RAYMOND

PEREDA KIMBERLY

Primary Owner Address:

6404 TUSCANY PARK DR
ARLINGTON, TX 76016-5157

Deed Date: 3/1/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207080508](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLS FARGO BANK NA TR	7/4/2006	D206202683	0000000	0000000
GIBSON JEMAL	6/23/2005	D205191642	0000000	0000000
RIDGEMONT DEVELOPMENT CORP	10/25/2004	D204344383	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	\$305,637	\$85,000	\$390,637	\$390,637
2024	\$305,637	\$85,000	\$390,637	\$390,637
2023	\$297,977	\$85,000	\$382,977	\$381,150
2022	\$290,196	\$85,000	\$375,196	\$346,500
2021	\$240,000	\$75,000	\$315,000	\$315,000
2020	\$240,000	\$75,000	\$315,000	\$315,000

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.