



Address: [6402 TUSCANY PARK DR](#)
City: ARLINGTON
Georeference: 44033A-1-41
Subdivision: TUSCANY LAKES ADDITION
Neighborhood Code: 1L060W

Latitude: 32.6787338531
Longitude: -97.2089202942
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 41

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 40619524
Site Name: TUSCANY LAKES ADDITION-1-41
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,251
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:
KIMBLE JAN V
Primary Owner Address:
6402 TUSCANY PARK DR
ARLINGTON, TX 76016-5157
Deed Date: 8/4/2021
Deed Volume:
Deed Page:
Instrument: [D221235734](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIMBLE JAMES A;KIMBLE JAN V	1/30/2006	D206031458	0000000	0000000
GRAND DYNASTY HOMES INC	11/9/2004	D204362229	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	\$294,087	\$85,000	\$379,087	\$379,087
2024	\$294,087	\$85,000	\$379,087	\$379,087
2023	\$352,316	\$85,000	\$437,316	\$390,196
2022	\$272,465	\$85,000	\$357,465	\$354,724
2021	\$247,476	\$75,000	\$322,476	\$322,476
2020	\$236,214	\$75,000	\$311,214	\$311,214

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.