



**Address:** [6400 TUSCANY PARK DR](#)  
**City:** ARLINGTON  
**Georeference:** 44033A-1-42  
**Subdivision:** TUSCANY LAKES ADDITION  
**Neighborhood Code:** 1L060W

**Latitude:** 32.6788838452  
**Longitude:** -97.2086691984  
**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 42

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2017

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40619532

**Site Name:** TUSCANY LAKES ADDITION Block 1 Lot 42

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,594

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,982

**Land Acres<sup>\*</sup>:** 0.2061

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

FRENCH TED I  
MATHIS LESLIE L

**Primary Owner Address:**

6400 TUSCANY PARK DR  
ARLINGTON, TX 76016

**Deed Date:** 1/1/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218020627](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRENCH TED I;MATHIS LESLIE L	1/29/2018	<a href="#">D218020627</a>		
TAK ENTERPRISES INC	9/13/2017	<a href="#">D218006663</a>		
MOSS PAUL G	8/30/2010	<a href="#">D210219662</a>	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 <sup>+</sup>
2025	\$344,667	\$85,000	\$429,667	\$429,667
2024	\$344,667	\$85,000	\$429,667	\$429,667
2023	\$410,194	\$85,000	\$495,194	\$437,261
2022	\$316,384	\$85,000	\$401,384	\$397,510
2021	\$286,373	\$75,000	\$361,373	\$361,373
2020	\$136,508	\$37,500	\$174,008	\$174,008

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.