



Address: [4820 TUSCANY LN](#)
City: GRAND PRAIRIE
Georeference: 23213Q-1-29
Subdivision: LAKE PARKS NORTH
Neighborhood Code: 1S040A

Latitude: 32.6564286208
Longitude: -97.0460353471
TAD Map: 2138-360
MAPSCO: TAR-098Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LAKE PARKS NORTH Block 1
Lot 29

Jurisdictions:

CITY OF GRAND PRAIRIE (038)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 41477367

Site Name: LAKE PARKS NORTH-1-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,239

Percent Complete: 100%

Land Sqft^{*}: 7,834

Land Acres^{*}: 0.1798

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:

CLAREMONT HILL LLC

Primary Owner Address:

4820 TUSCANY LN
GRAND PRAIRIE, TX 75052

Deed Date: 3/12/2023

Deed Volume:

Deed Page:

Instrument: [D223075550](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHANG CHENG-WEN	9/28/2015	D215220293		
WEICHERT WORKFORCE MOBILITY INC	7/30/2015	D215220292		
MANSFIELD MEGAN;MANSFIELD MICHAEL	10/26/2012	D212269052	0000000	0000000
FIRST TEXAS HOMES INC	8/14/2009	D209222497	0000000	0000000
RVW SUNCHASE LP	1/1/2009	0000000000000000	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	\$398,017	\$70,506	\$468,523	\$468,523
2024	\$398,017	\$70,506	\$468,523	\$468,523
2023	\$399,846	\$75,000	\$474,846	\$337,974
2022	\$304,781	\$75,000	\$379,781	\$307,249
2021	\$204,317	\$75,000	\$279,317	\$279,317
2020	\$204,317	\$75,000	\$279,317	\$279,317

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

There are no exemptions for this property

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.