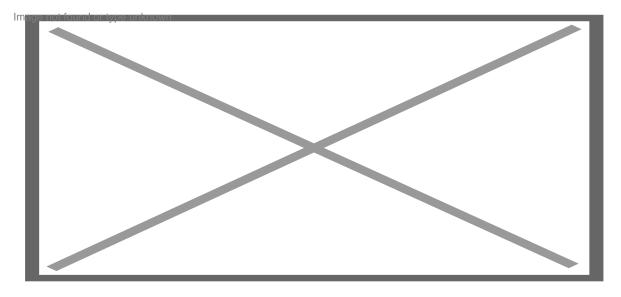


Tarrant Appraisal District Property Information | PDF Account Number: 03016668

Address: <u>6044 SUNDOWN DR</u> City: FORT WORTH

Georeference: 40730-3-11 Subdivision: SUNDOWN PARK ADDITION Neighborhood Code: 2C020B Latitude: 32.7714940158 Longitude: -97.4120940999 TAD Map: 2024-400 MAPSCO: TAR-060R





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

PROPERTY DATA

Legal Description: SUNDOWN PARK ADDITION Block 3 Lot 11

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) CASTLEBERRY ISD (917) State Code: A Year Built: 1953 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/15/2025

Site Number: 03016668 Site Name: SUNDOWN PARK ADDITION-3-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 808 Percent Complete: 100% Land Sqft^{*}: 9,386 Land Acres^{*}: 0.2154 Pool: N

+++ Rounded.

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



Current Owner: YOUNT ALAN

Primary Owner Address: 6044 SUNDOWN DR FORT WORTH, TX 76114-3124 Deed Date: 6/16/2008 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D208241566

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YOUNT JAY C	10/1/1996	00126000000979	0012600	0000979
CALICO ELEANOR I EST	4/22/1985	00081580000018	0008158	0000018
CRITES TERRI L	6/29/1983	00075450001111	0007545	0001111
JACKSON GEORGIA M	12/31/1900	000000000000000000000000000000000000000	000000	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	\$0	\$0	\$0	\$0
2024	\$115,804	\$56,316	\$172,120	\$103,749
2023	\$108,348	\$56,316	\$164,664	\$94,317
2022	\$109,306	\$37,544	\$146,850	\$85,743
2021	\$123,972	\$18,000	\$141,972	\$77,948
2020	\$108,227	\$18,000	\$126,227	\$70,862

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.