



**Address:** [6044 SUNDOWN DR](#)  
**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.



## OWNER INFORMATION

**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 | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.