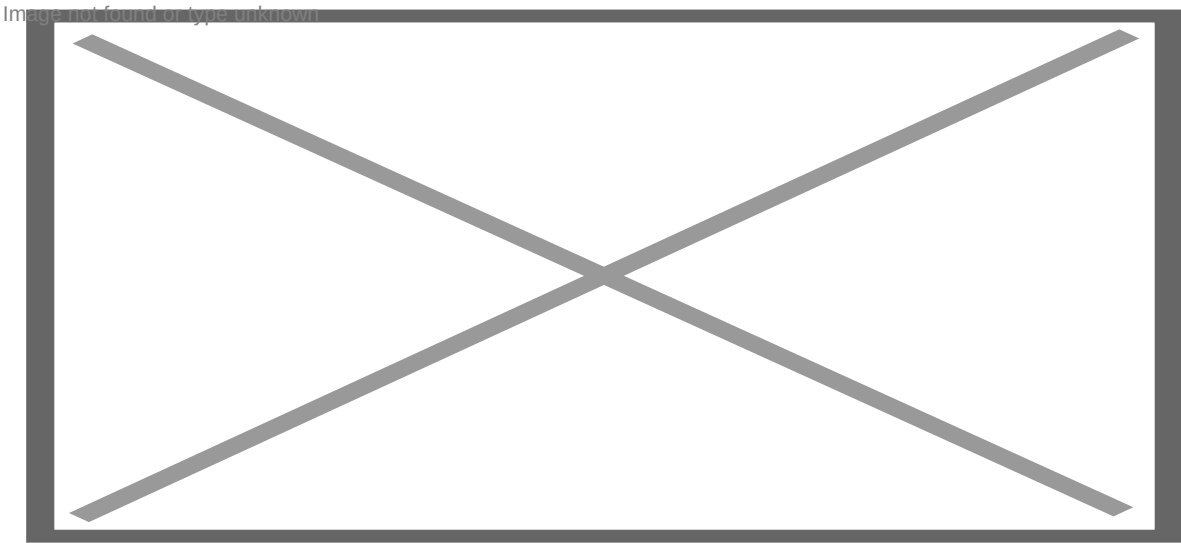


**Address:** [6201 SUNDOWN DR](#)  
**City:** FORT WORTH  
**Georeference:** 40730-5-14  
**Subdivision:** SUNDOWN PARK ADDITION  
**Neighborhood Code:** 2C020B

**Latitude:** 32.7709760952  
**Longitude:** -97.4154601836  
**TAD Map:** 2024-400  
**MAPSCO:** TAR-060Q



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

**PROPERTY DATA**

**Legal Description:** SUNDOWN PARK ADDITION  
Block 5 Lot 14

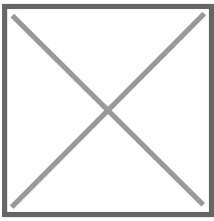
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CASTLEBERRY ISD (917)

**State Code:** A  
**Year Built:** 1954  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 03017028  
**Site Name:** SUNDOWN PARK ADDITION-5-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,472  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,416  
**Land Acres<sup>\*</sup>:** 0.2391  
**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:**

SYKES JOHN

**Primary Owner Address:**

6201 SUNDOWN DR  
FORT WORTH, TX 76114-3127

**Deed Date:** 12/4/2009**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** [D210037021](#)

| Previous Owners             | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------------------|------------|----------------|-------------|-----------|
| VARNER CHERYL;VARNER JOHN M | 7/10/1986  | 00086090001228 | 0008609     | 0001228   |
| PIERCE GERALD O             | 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 | \$162,214          | \$60,832    | \$223,046    | \$153,267                    |
| 2023 | \$151,172          | \$60,832    | \$212,004    | \$139,334                    |
| 2022 | \$152,510          | \$40,414    | \$192,924    | \$126,667                    |
| 2021 | \$174,010          | \$18,000    | \$192,010    | \$115,152                    |
| 2020 | \$151,504          | \$18,000    | \$169,504    | \$104,684                    |

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)
- DISABLED VET 70 to 99 PCT 11.22

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.