



Address: [6049 SUNDOWN DR](#)
City: FORT WORTH
Georeference: 40730-2-17
Subdivision: SUNDOWN PARK ADDITION
Neighborhood Code: 2C020B

Latitude: 32.7709361019
Longitude: -97.4122922573
TAD Map: 2024-400
MAPSCO: TAR-060R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNDOWN PARK ADDITION
Block 2 Lot 17

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: OCONNOR & ASSOCIATES (00436)
Protest Deadline Date: 5/24/2024

Site Number: 03016439
Site Name: SUNDOWN PARK ADDITION-2-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 803
Percent Complete: 100%
Land Sqft^{*}: 8,155
Land Acres^{*}: 0.1872
Pool: N

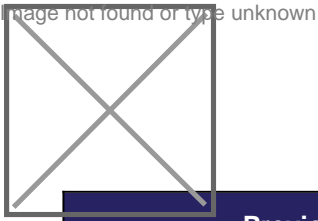
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
YOUNT TOMMY
Primary Owner Address:
6048 WALNUT DR
FORT WORTH, TX 76114-3129

Deed Date: 7/11/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211163705](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| DE MARTINEZ CLAUDIA ANGELICA | 5/23/2010 | D210139548 | 0000000 | 0000000 |
| OROZCO CLAUDIA A;OROZCO SALVADOR | 9/14/2004 | D204298289 | 0000000 | 0000000 |
| YOUNT TOMMY | 3/31/1997 | 00127180000282 | 0012718 | 0000282 |
| PROFFER MARIE RUNNELS | 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 ⁺ |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$82,470 | \$48,930 | \$131,400 | \$131,400 |
| 2024 | \$101,070 | \$48,930 | \$150,000 | \$150,000 |
| 2023 | \$91,070 | \$48,930 | \$140,000 | \$140,000 |
| 2022 | \$102,380 | \$32,620 | \$135,000 | \$135,000 |
| 2021 | \$106,000 | \$18,000 | \$124,000 | \$124,000 |
| 2020 | \$106,000 | \$18,000 | \$124,000 | \$124,000 |

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.