



Address: [6112 BLACK OAK LN](#)
City: FORT WORTH
Georeference: 40740-3-31
Subdivision: SUNDOWN PARK 3RD FILING ADDN
Neighborhood Code: 2C020B

Latitude: 32.7733094535
Longitude: -97.4134234695
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 3RD FILING
ADDN Block 3 Lot 31

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: 1956
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$225,991
Protest Deadline Date: 5/24/2024

Site Number: 03017613
Site Name: SUNDOWN PARK 3RD FILING ADDN-3-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,540
Percent Complete: 100%
Land Sqft^{*}: 8,856
Land Acres^{*}: 0.2033
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:
CASAS SANDRA C
Primary Owner Address:
6112 BLACK OAK LN
FORT WORTH, TX 76114-3104

Deed Date: 5/2/2003
Deed Volume: 0016681
Deed Page: 0000275
Instrument: 00166810000275

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AL-KHATAGI ALI	8/4/1999	00139600000351	0013960	0000351
FIRST NATIONWIDE MTG CORP	10/6/1998	00134680000442	0013468	0000442
KAUFMAN RENA A;KAUFMAN TRAVIS L	1/10/1997	00126440001619	0012644	0001619
MORROW FORREST B	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	\$172,855	\$53,136	\$225,991	\$165,999
2024	\$172,855	\$53,136	\$225,991	\$150,908
2023	\$161,534	\$53,136	\$214,670	\$137,189
2022	\$162,963	\$35,424	\$198,387	\$124,717
2021	\$185,162	\$18,000	\$203,162	\$113,379
2020	\$161,515	\$18,000	\$179,515	\$103,072

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.