07-09-2025

Address: 6112 BLACK OAK LN

City: FORT WORTH Georeference: 40740-3-31 Subdivision: SUNDOWN PARK 3RD FILING ADDN Neighborhood Code: 2C020B

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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) Site Number: 03017613 **TARRANT COUNTY (220)** Site Name: SUNDOWN PARK 3RD FILING ADDN-3-31 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,540 CASTLEBERRY ISD (917) State Code: A Percent Complete: 100% Year Built: 1956 Land Sqft*: 8,856 Personal Property Account: N/A Land Acres^{*}: 0.2033 Agent: None Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$225,991 Protest Deadline Date: 5/24/2024

+++ Rounded.

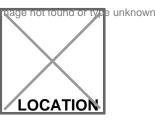
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

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

Latitude: 32.7733094535 Longitude: -97.4134234695 TAD Map: 2024-400 MAPSCO: TAR-060R



Tarrant Appraisal District Property Information | PDF Account Number: 03017613

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	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	\$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.