



**Address:** [6058 BLACK OAK LN](#)  
**City:** FORT WORTH  
**Georeference:** 40740-4-13  
**Subdivision:** SUNDOWN PARK 3RD FILING ADDN  
**Neighborhood Code:** 2C020B

**Latitude:** 32.7732818352  
**Longitude:** -97.4118076485  
**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 4 Lot 13

**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:** REFUND ADVISORY CORP (00913)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03017753

**Site Name:** SUNDOWN PARK 3RD FILING ADDN-4-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,500

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,488

**Land Acres<sup>\*</sup>:** 0.2866

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

PEREZ ANGEL ISAIAS

**Primary Owner Address:**

6058 BLACK OAK LN  
FORT WORTH, TX 76114

**Deed Date:** 1/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223010935](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMIRAULT CHERYL;CASH JULIE M	2/27/2022	<a href="#">D219098340</a>		
MAXWELL RUBY WALTERS	10/12/2001	00155120000092	0015512	0000092
MAXWELL VERNON W	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	\$169,802	\$64,976	\$234,778	\$234,778
2024	\$169,802	\$64,976	\$234,778	\$234,778
2023	\$158,688	\$64,976	\$223,664	\$135,046
2022	\$160,092	\$42,459	\$202,551	\$122,769
2021	\$181,886	\$18,000	\$199,886	\$111,608
2020	\$158,663	\$18,000	\$176,663	\$101,462

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.