



Address: [6105 BLACK OAK LN](#)
City: FORT WORTH
Georeference: 40740-5-3
Subdivision: SUNDOWN PARK 3RD FILING ADDN
Neighborhood Code: 2C020B

Latitude: 32.7727612727
Longitude: -97.4130520091
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 5 Lot 3

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: \$161,709

Protest Deadline Date: 5/24/2024

Site Number: 03017826

Site Name: SUNDOWN PARK 3RD FILING ADDN-5-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,742

Percent Complete: 100%

Land Sqft^{*}: 8,491

Land Acres^{*}: 0.1949

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:

KATALYST PROPERTIES LLC

Primary Owner Address:

PO BOX 1659
ALEDO, TX 76008

Deed Date: 2/8/2024

Deed Volume:

Deed Page:

Instrument: [D224022277](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRANFORD DONALD LYNN;CRANFORD HALLIE M	12/15/2020	D220332961		
WOOD KENNETH E	12/31/1900	0000000000000000	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	\$110,763	\$50,946	\$161,709	\$161,709
2024	\$110,763	\$50,946	\$161,709	\$161,709
2023	\$105,158	\$50,946	\$156,104	\$156,104
2022	\$107,650	\$33,964	\$141,614	\$141,614
2021	\$123,929	\$18,000	\$141,929	\$141,929
2020	\$190,126	\$18,000	\$208,126	\$119,500

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.