



**Address:** [6101 BLACK OAK LN](#)  
**City:** FORT WORTH  
**Georeference:** 40740-5-4  
**Subdivision:** SUNDOWN PARK 3RD FILING ADDN  
**Neighborhood Code:** 2C020B

**Latitude:** 32.7727608975  
**Longitude:** -97.4128401095  
**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 4

**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:** 1958  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$278,187  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03017834  
**Site Name:** SUNDOWN PARK 3RD FILING ADDN-5-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,017  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,736  
**Land Acres<sup>\*</sup>:** 0.2005  
**Pool:** N

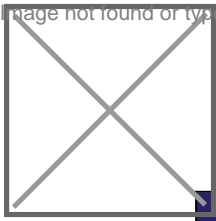
<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
MELTON KATHLEEN M  
**Primary Owner Address:**  
6101 BLACK OAK LN  
FORT WORTH, TX 76114-3103

**Deed Date:** 10/28/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209286569](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBERTS KATHLEEN	5/17/1983	00075120002239	0007512	0002239
COZART RANDALL G	12/31/1900	00068280000650	0006828	0000650

### 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	\$225,771	\$52,416	\$278,187	\$257,299
2024	\$225,771	\$52,416	\$278,187	\$233,908
2023	\$210,897	\$52,416	\$263,313	\$212,644
2022	\$212,755	\$34,944	\$247,699	\$193,313
2021	\$239,946	\$18,000	\$257,946	\$175,739
2020	\$209,152	\$18,000	\$227,152	\$159,763

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.