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Address: [6039 BLACK OAK LN](#)
City: FORT WORTH
Georeference: 40740-6-16
Subdivision: SUNDOWN PARK 3RD FILING ADDN
Neighborhood Code: 2C020B

Latitude: 32.7726665539
Longitude: -97.4105451779
TAD Map: 2024-400
MAPSCO: TAR-060R



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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 6 Lot 16

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)

Site Number: 03018040

Site Name: SUNDOWN PARK 3RD FILING ADDN-6-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,346

Percent Complete: 100%

Land Sqft^{*}: 9,932

Land Acres^{*}: 0.2280

Pool: N

State Code: A

Year Built: 1958

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$218,469

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:

CROUSE CYNTHIA

Primary Owner Address:

6039 BLACK OAK LN
FORT WORTH, TX 76116

Deed Date: 10/24/2016

Deed Volume:

Deed Page:

Instrument: [D216280397](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROUSE CYNTHIA;GONZALES MICHAEL	7/19/2013	D213032308		
CROUSE CYNTHIA ANN GONZALES;GONZALES ALICE O	2/8/2006	D206078045		
CROUSE CYNTHIA ANN ETAL	2/7/2006	D206078045	0000000	0000000
GONZALES ALICE;GONZALES BENNY EST	9/1/1999	00139960000299	0013996	0000299
TOMLINSON E O;TOMLINSON NANNIE C	12/31/1900	00042630000109	0004263	0000109

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	\$158,877	\$59,592	\$218,469	\$203,349
2024	\$158,877	\$59,592	\$218,469	\$184,863
2023	\$148,430	\$59,592	\$208,022	\$168,057
2022	\$149,744	\$39,728	\$189,472	\$152,779
2021	\$170,212	\$18,000	\$188,212	\$138,890
2020	\$148,446	\$18,000	\$166,446	\$126,264

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.