07-27-2025

| Imag | je not | tound | or | type | unknown | |
|-------------|--------|-------|----|------|---------|--|
| $ \rangle$ | | | | | | |

LOCATION

Tarrant Appraisal District Property Information | PDF Account Number: 03018083

Address: 6105 DOUGLAS ST

City: FORT WORTH Georeference: 40740-7-2 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 7 Lot 2 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 03018083 **TARRANT COUNTY (220)** Site Name: SUNDOWN PARK 3RD FILING ADDN-7-2 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** CASTLEBERRY ISD (917) Approximate Size+++: 1,227 State Code: A Percent Complete: 100% Year Built: 1956 Land Sqft^{*}: 9,336 Personal Property Account: N/A Land Acres^{*}: 0.2143 Agent: None Pool: N 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

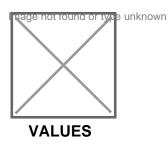
Current Owner: BALVIN BRUCE ONEAL

Primary Owner Address: 6105 DOUGLAS ST FORT WORTH, TX 76114 Deed Date: 6/20/2018 Deed Volume: Deed Page: Instrument: D225058498

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------|------------|-----------------------------------------|-------------|-----------|
| BALVIN BRUCE EST | 1/3/2011 | <u>D211002846</u> | 000000 | 0000000 |
| BALVIN HAROLD L | 12/31/1900 | 000000000000000000000000000000000000000 | 000000 | 0000000 |

Latitude: 32.7718867543 Longitude: -97.4130677264 TAD Map: 2024-400 MAPSCO: TAR-060R





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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$149,834 | \$56,016 | \$205,850 | \$205,850 |
| 2024 | \$149,834 | \$56,016 | \$205,850 | \$205,850 |
| 2023 | \$140,005 | \$56,016 | \$196,021 | \$196,021 |
| 2022 | \$141,244 | \$37,344 | \$178,588 | \$178,588 |
| 2021 | \$160,510 | \$18,000 | \$178,510 | \$178,510 |
| 2020 | \$140,000 | \$18,000 | \$158,000 | \$158,000 |

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.