07-09-2025

# Tarrant Appraisal District Property Information | PDF

## Account Number: 03018199

#### Address: 6041 DOUGLAS ST

City: FORT WORTH Georeference: 40740-8-6C 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 8 Lot 6C Jurisdictions: CITY OF FORT WORTH (026) Site Number: 03018199 **TARRANT COUNTY (220)** Site Name: SUNDOWN PARK 3RD FILING ADDN-8-6C **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** Approximate Size+++: 1,788 CASTLEBERRY ISD (917) State Code: A Percent Complete: 100% Year Built: 1965 Land Sqft\*: 23,526 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.5400 Agent: PEYCO SOUTHWEST REALTY INC (0050@ool: 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.

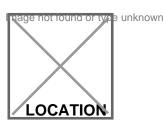
## **OWNER INFORMATION**

Current Owner: WALKER JANICE A Primary Owner Address: 6041 DOUGLAS ST FORT WORTH, TX 76114

Deed Date: 7/25/2011 Deed Volume: Deed Page: Instrument: 324-492198-11







Previous Owners	Date	Instrument	Deed Volume	Deed Page
BERRY JANICE A	9/2/2005	D205272315	000000	0000000
DISSINGER JANICE	3/8/2004	D204269544	000000	0000000
DISSINGER FRANK;DISSINGER JANICE	5/4/1994	00115740001449	0011574	0001449
HUCHEL GLORIA;HUCHEL PHILIP	11/27/1984	00080610000705	0008061	0000705
ORZEK BRIAN R	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$88,874	\$87,052	\$175,926	\$175,926
2024	\$102,948	\$87,052	\$190,000	\$190,000
2023	\$112,948	\$87,052	\$200,000	\$199,100
2022	\$127,361	\$53,639	\$181,000	\$181,000
2021	\$154,779	\$27,000	\$181,779	\$181,779
2020	\$198,343	\$27,000	\$225,343	\$176,189

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.