



Address: [6012 ST JOHNS LN](#)
City: FORT WORTH
Georeference: 40750-14-9
Subdivision: SUNDOWN PARK 4TH FILING ADDN
Neighborhood Code: 2C020B

Latitude: 32.7690174587
Longitude: -97.4108396133
TAD Map: 2024-400
MAPSCO: TAR-060V



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SUNDOWN PARK 4TH FILING
ADDN Block 14 Lot 9

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: \$215,731
Protest Deadline Date: 5/24/2024

Site Number: 03018652
Site Name: SUNDOWN PARK 4TH FILING ADDN-14-9
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,535
Percent Complete: 100%
Land Sqft^{*}: 7,123
Land Acres^{*}: 0.1635
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:
KANISTANAUX JOYCE P
Primary Owner Address:
6012 SAINT JOHNS LN
FORT WORTH, TX 76114-3120

Deed Date: 3/4/1996
Deed Volume: 0012325
Deed Page: 0001484
Instrument: 00123250001484

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|------------------|-------------|-----------|
| KANISTANAUX SHIRLEY C | 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 | \$172,993 | \$42,738 | \$215,731 | \$215,731 |
| 2024 | \$172,993 | \$42,738 | \$215,731 | \$203,964 |
| 2023 | \$161,702 | \$42,738 | \$204,440 | \$185,422 |
| 2022 | \$163,133 | \$28,492 | \$191,625 | \$168,565 |
| 2021 | \$185,284 | \$18,000 | \$203,284 | \$153,241 |
| 2020 | \$161,649 | \$18,000 | \$179,649 | \$139,310 |

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.