



**Address:** [6013 ST JOHNS LN](#)  
**City:** FORT WORTH  
**Georeference:** 40750-16-6  
**Subdivision:** SUNDOWN PARK 4TH FILING ADDN  
**Neighborhood Code:** 2C020B

**Latitude:** 32.7685467454  
**Longitude:** -97.4108977926  
**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 16 Lot 6

**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

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03018822

**Site Name:** SUNDOWN PARK 4TH FILING ADDN-16-6

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,736

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,508

**Land Acres<sup>\*</sup>:** 0.1953

**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:**

LEBLANC MATTHEW  
REYNOLDS AMANDA L

**Primary Owner Address:**

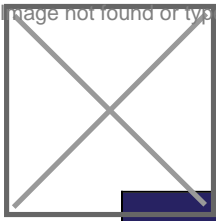
6013 SAINT JOHNS LN  
FORT WORTH, TX 76114

**Deed Date:** 6/30/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222168223](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCRARY LAWRENCE E	12/11/2015	<a href="#">D215277741</a>		
DAH N VIRGINIA;DAH N WILLIAM E	12/15/1993	00113970001462	0011397	0001462
DAH N WILLIAM E	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 <sup>+</sup>
2025	\$253,505	\$51,048	\$304,553	\$304,553
2024	\$253,505	\$51,048	\$304,553	\$304,553
2023	\$235,980	\$51,048	\$287,028	\$287,028
2022	\$212,655	\$34,032	\$246,687	\$175,692
2021	\$159,000	\$18,000	\$177,000	\$159,720
2020	\$159,000	\$18,000	\$177,000	\$145,200

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.