



Address: [6041 SUNDOWN DR](#)
City: WATAUGA
Georeference: 18498-1-26
Subdivision: HILLTOP ADDITION-WATAUGA
Neighborhood Code: 3K310A

Latitude: 32.8913022559
Longitude: -97.2497266487
TAD Map: 2072-444
MAPSCO: TAR-037F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: HILLTOP ADDITION-WATAUGA
Block 1 Lot 26

Jurisdictions:

CITY OF WATAUGA (031)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 1989

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 05758335

Site Name: HILLTOP ADDITION-WATAUGA-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,491

Percent Complete: 100%

Land Sqft^{*}: 6,650

Land Acres^{*}: 0.1526

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:

LIM CHARLES

LIM AMY

Primary Owner Address:

6041 SUNDOWN DR
FORT WORTH, TX 76148

Deed Date: 3/30/2015

Deed Volume:

Deed Page:

Instrument: [D215066071](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
IDEAL REAL ESTATE SOLUTIONS LL	2/21/2014	D214034928	0000000	0000000
SUNDOWN TRUST	3/4/2010	D210049375	0000000	0000000
BEETS DELISA;BEETS GREGORY W	9/22/2005	D205289914	0000000	0000000
TURBEVILLE ANGELA	4/4/2001	00148200000023	0014820	0000023
WELLS GINA M;WELLS J SCOTT	11/20/1992	00108610001021	0010861	0001021
SECRETARY OF HUD	3/3/1992	00106330001470	0010633	0001470
FLEET MORTGAGE COMPANY	2/28/1992	00105460000735	0010546	0000735
CHAPPELL JOHN F;CHAPPELL SANDRA E	2/13/1990	00098440000186	0009844	0000186
NORTH HILLS CUSTOM HOMES CORP	10/7/1989	00097290000083	0009729	0000083
CROW JEANA	10/6/1989	00097290000080	0009729	0000080
MBANK FT WORTH	2/10/1989	00095110001779	0009511	0001779
DELCO DEVELOPMENT CORP	1/1/1985	00000000000000	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	\$210,955	\$60,000	\$270,955	\$270,955
2024	\$210,955	\$60,000	\$270,955	\$270,955
2023	\$223,578	\$60,000	\$283,578	\$283,578
2022	\$197,059	\$35,000	\$232,059	\$232,059
2021	\$171,486	\$35,000	\$206,486	\$206,486
2020	\$145,494	\$35,000	\$180,494	\$180,494

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.