



**Address:** [6109 BLACK LEAF CT](#)  
**City:** TARRANT COUNTY  
**Georeference:** 33465-2-14A  
**Subdivision:** RANCHOAKS ADDITION  
**Neighborhood Code:** 2Y100S

**Latitude:** 32.8540971449  
**Longitude:** -97.5167243984  
**TAD Map:** 1994-428  
**MAPSCO:** TAR-029Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RANCHOAKS ADDITION Block 2  
Lot 14A 1985 BRECK 14 X 80 LB# TEX0198795  
BRECK

**Jurisdictions:**

TARRANT COUNTY (220)  
EMERGENCY SVCS DIST #1 (222)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
AZLE ISD (915)

**State Code:** A

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$67,842

**Protest Deadline Date:** 8/16/2024

**Site Number:** 06011578

**Site Name:** RANCHOAKS ADDITION-2-14A

**Site Class:** A2 - Residential - Mobile Home

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,698

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 18,382

**Land Acres<sup>\*</sup>:** 0.4220

**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:**

SANDERS MARY ALOA

**Primary Owner Address:**

6109 BLACK LEAF CT  
FORT WORTH, TX 76135

**Deed Date:** 8/10/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223013960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATTHEWS BETTY JO	12/30/2008	<a href="#">D208468380</a>	0000000	0000000
PLUMLEE GREG	8/7/2008	<a href="#">D208309321</a>	0000000	0000000
SCOTT MARK D	1/7/2008	<a href="#">D208010398</a>	0000000	0000000
MATTHEWS CARLA S	8/16/1996	00124840001996	0012484	0001996
VANEK TIMOTHY BRIAN	10/14/1987	00090970000110	0009097	0000110
VANEK SUSANNE;VANEK TIMOTHY	10/3/1986	00088110000711	0008811	0000711
RANCHOAKS JOINT VENTURE	1/1/1986	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 <sup>+</sup>
2025	\$4,542	\$63,300	\$67,842	\$45,363
2024	\$4,542	\$63,300	\$67,842	\$41,239
2023	\$4,542	\$63,300	\$67,842	\$37,490
2022	\$4,542	\$29,540	\$34,082	\$34,082
2021	\$4,542	\$29,540	\$34,082	\$34,082
2020	\$5,278	\$14,770	\$20,048	\$20,048

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.