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Address: [6317 DAWN HILLS DR](#)
City: FORT WORTH
Georeference: 26368C-1-1
Subdivision: MONARCH HILLS ADDITION
Neighborhood Code: 4R030H

Latitude: 32.6580699687
Longitude: -97.4279124013
TAD Map: 2018-360
MAPSCO: TAR-088X



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

PROPERTY DATA

Legal Description: MONARCH HILLS ADDITION
Block 1 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
CROWLEY ISD (912)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$607,094

Protest Deadline Date: 5/24/2024

Site Number: 07252846
Site Name: MONARCH HILLS ADDITION-1-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,255
Percent Complete: 100%
Land Sqft^{*}: 13,479
Land Acres^{*}: 0.3094
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

HOLT NAT
HOLT DAWN

Primary Owner Address:

6317 DAWN HILLS DR
FORT WORTH, TX 76132-4483

Deed Date: 7/2/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210164488](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OTT MARC ANTHONY;OTT PAMELA	5/30/2003	00167850000194	0016785	0000194
HUDSON FREDDIE JOE	5/16/2002	00156890000290	0015689	0000290
D R HORTON TEXAS LTD	1/1/1998	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	\$517,094	\$90,000	\$607,094	\$607,094
2024	\$517,094	\$90,000	\$607,094	\$569,303
2023	\$541,550	\$90,000	\$631,550	\$517,548
2022	\$406,761	\$80,000	\$486,761	\$470,498
2021	\$347,725	\$80,000	\$427,725	\$427,725
2020	\$349,282	\$80,000	\$429,282	\$429,282

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.