



**Address:** [6305 DAWN HILLS DR](#)  
**City:** FORT WORTH  
**Georeference:** 26368C-1-4  
**Subdivision:** MONARCH HILLS ADDITION  
**Neighborhood Code:** 4R030H

**Latitude:** 32.6585936044  
**Longitude:** -97.42755489  
**TAD Map:** 2018-360  
**MAPSCO:** TAR-088X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MONARCH HILLS ADDITION  
Block 1 Lot 4

**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:** 2003

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Notice Value:** \$589,000

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

**Site Number:** 07252951

**Site Name:** MONARCH HILLS ADDITION-1-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,834

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,515

**Land Acres<sup>\*</sup>:** 0.2413

**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:**

FISHER KERRY E  
DUNCAN KENNETH S

**Primary Owner Address:**

6305 DAWN HILLS DR  
FORT WORTH, TX 76132

**Deed Date:** 10/27/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217249258](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GROSS DARRYL F;GROSS JANICE M	4/29/2004	<a href="#">D204135935</a>	0000000	0000000
HUDSON FREDDY J;HUDSON MARIA	7/3/2002	<a href="#">D202202394</a>	0015839	0000004
D R HORTON TEXAS LTD	1/1/1998	000000000000000	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	\$450,000	\$90,000	\$540,000	\$540,000
2024	\$499,000	\$90,000	\$589,000	\$531,069
2023	\$515,000	\$90,000	\$605,000	\$482,790
2022	\$415,000	\$80,000	\$495,000	\$438,900
2021	\$319,000	\$80,000	\$399,000	\$399,000
2020	\$319,000	\$80,000	\$399,000	\$399,000

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.