



Address: [6312 SOUTHERN HILLS DR](#)
City: FORT WORTH
Georeference: 26368C-1-25
Subdivision: MONARCH HILLS ADDITION
Neighborhood Code: 4R030H

Latitude: 32.6587868902
Longitude: -97.4306927143
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 25

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: 2000

Agent: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)
Notice Sent Date: 4/15/2025
Notice Value: \$458,560
Protest Deadline Date: 5/24/2024

Site Number: 07253397
Site Name: MONARCH HILLS ADDITION-1-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,302
Percent Complete: 100%
Land Sqft*: 7,800
Land Acres*: 0.1790
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:
SCHUSTER BRUCE
SCHUSTER MARIANGEL
Primary Owner Address:
6312 SOUTHERN HILLS DR
FORT WORTH, TX 76132-4485

Deed Date: 8/13/2010
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D210200768](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HSBC BANK USA NA	4/6/2010	D210090659	0000000	0000000
THAXTON DENEEN K	11/29/2006	D206379918	0000000	0000000
CONRAD GARY W	7/12/2004	D204223038	0000000	0000000
BAILIFF ANGIE D;BAILIFF DAVID E	3/22/2001	00147970000435	0014797	0000435
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	\$368,560	\$90,000	\$458,560	\$458,560
2024	\$368,560	\$90,000	\$458,560	\$425,920
2023	\$386,919	\$90,000	\$476,919	\$387,200
2022	\$274,783	\$80,000	\$354,783	\$352,000
2021	\$240,000	\$80,000	\$320,000	\$320,000
2020	\$250,000	\$80,000	\$330,000	\$330,000

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.