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Address: [6316 SOUTHERN HILLS DR](#)
City: FORT WORTH
Georeference: 26368C-1-26
Subdivision: MONARCH HILLS ADDITION
Neighborhood Code: 4R030H

Latitude: 32.6586155867
Longitude: -97.4307529769
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 26

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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$598,821

Protest Deadline Date: 5/24/2024

Site Number: 07253524

Site Name: MONARCH HILLS ADDITION-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,393

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:

DYCUS JEWEL E JR

DYCUS HUE THI

Primary Owner Address:

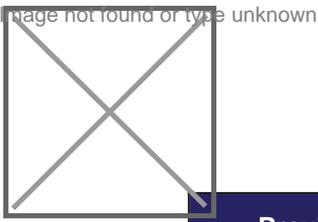
6316 SOUTHERN HILLS DR
FORT WORTH, TX 76132-4485

Deed Date: 9/24/2001

Deed Volume: 0015161

Deed Page: 0000208

Instrument: 00151610000208



Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$508,821	\$90,000	\$598,821	\$595,414
2024	\$508,821	\$90,000	\$598,821	\$541,285
2023	\$534,157	\$90,000	\$624,157	\$492,077
2022	\$374,323	\$80,000	\$454,323	\$447,343
2021	\$326,675	\$80,000	\$406,675	\$406,675
2020	\$345,699	\$80,000	\$425,699	\$425,699

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)
- DISABLED VET 70 to 99 PCT 11.22

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.