



**Address:** [6420 FIANNA HILLS DR](#)  
**City:** FORT WORTH  
**Georeference:** 26368C-1-12R  
**Subdivision:** MONARCH HILLS ADDITION  
**Neighborhood Code:** 4R030H

**Latitude:** 32.659417882  
**Longitude:** -97.4284288669  
**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 12R

**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  
**Personal Property Account:** N/A  
**Agent:** LERETA LLC (00264)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07516916  
**Site Name:** MONARCH HILLS ADDITION-1-12R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,472  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,800  
**Land Acres<sup>\*</sup>:** 0.1790  
**Pool:** N

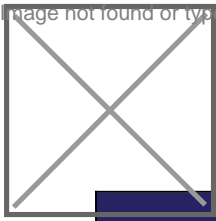
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
TRACY ELIZABETH GEREN VENABLE 2011 IRREVOCABLE TRUST  
**Primary Owner Address:**  
6420 FIANNA HILLS DR  
FORT WORTH, TX 76132

**Deed Date:** 9/15/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D223221344](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADAMS BRITTANI C	5/27/2021	<a href="#">D221154083</a>		
PHELPS DAVID R;PHELPS STEPHANIE	6/16/2000	00144000000268	0014400	0000268
D R HORTON TEXAS LTD	1/1/1999	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	\$502,975	\$90,000	\$592,975	\$592,975
2024	\$507,841	\$90,000	\$597,841	\$597,841
2023	\$533,567	\$90,000	\$623,567	\$530,542
2022	\$402,311	\$80,000	\$482,311	\$482,311
2021	\$312,000	\$80,000	\$392,000	\$392,000
2020	\$312,000	\$80,000	\$392,000	\$392,000

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

There are no exemptions for this property

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.