



Address: [6424 FIANNA HILLS DR](#)
City: FORT WORTH
Georeference: 26368C-1-13R
Subdivision: MONARCH HILLS ADDITION
Neighborhood Code: 4R030H

Latitude: 32.6594191165
Longitude: -97.4286407822
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 13R

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: \$558,023

Protest Deadline Date: 5/24/2024

Site Number: 07516924

Site Name: MONARCH HILLS ADDITION-1-13R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,175

Percent Complete: 100%

Land Sqft^{*}: 7,800

Land Acres^{*}: 0.1790

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:

THE CLARK FAMILY TRUST

Primary Owner Address:

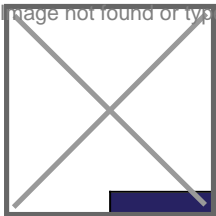
6424 FIANNA HILLS DR
FORT WORTH, TX 76132

Deed Date: 4/7/2025

Deed Volume:

Deed Page:

Instrument: [D225062978](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK LEONCIA;CLARK MICHAEL G	9/25/2001	00151640000334	0015164	0000334
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 ⁺
2025	\$468,023	\$90,000	\$558,023	\$558,023
2024	\$468,023	\$90,000	\$558,023	\$545,710
2023	\$496,431	\$90,000	\$586,431	\$496,100
2022	\$388,010	\$80,000	\$468,010	\$451,000
2021	\$330,000	\$80,000	\$410,000	\$410,000
2020	\$340,000	\$80,000	\$420,000	\$420,000

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.