



Address: [6452 FIANNA HILLS DR](#)
City: FORT WORTH
Georeference: 26368C-1-20R
Subdivision: MONARCH HILLS ADDITION
Neighborhood Code: 4R030H

Latitude: 32.6594368185
Longitude: -97.4301105061
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 20R

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

Protest Deadline Date: 5/24/2024

Site Number: 07516991

Site Name: MONARCH HILLS ADDITION-1-20R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,512

Percent Complete: 100%

Land Sqft^{*}: 7,432

Land Acres^{*}: 0.1706

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:

LIMA SARA

Primary Owner Address:

6452 FIANNA HILLS DR
FORT WORTH, TX 76132

Deed Date: 7/14/2017

Deed Volume:

Deed Page:

Instrument: [D217187480](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIMA ANTONIO F;LIMA SARA	3/24/2016	D216061596		
PIGOTT RHONDA R;PIGOTT ROBERT	2/27/2006	D206069562	0000000	0000000
MCCAULEY DAWN R M;MCCAULEY MARK S	11/15/2001	00152680000008	0015268	0000008
D R HORTON TEXAS LTD	1/1/1999	0000000000000000	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	\$523,369	\$90,000	\$613,369	\$613,369
2024	\$523,369	\$90,000	\$613,369	\$613,369
2023	\$549,525	\$90,000	\$639,525	\$639,525
2022	\$386,535	\$80,000	\$466,535	\$466,535
2021	\$353,188	\$80,000	\$433,188	\$433,188
2020	\$354,873	\$80,000	\$434,873	\$434,873

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.