



Address: [3801 MONTICELLO DR](#)
City: FORT WORTH
Georeference: 26480-24-15
Subdivision: MONTICELLO ADDITION-FORT WORTH
Neighborhood Code: 4C120B

Latitude: 32.7577643931
Longitude: -97.3732243614
TAD Map: 2036-396
MAPSCO: TAR-061Z



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-FORT WORTH Block 24 Lot 15

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

Site Number: 01801678

Site Name: MONTICELLO ADDITION-FORT WORTH-24-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 5,056

Percent Complete: 100%

Land Sqft^{*}: 18,000

Land Acres^{*}: 0.4132

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RATTIKIN WM J III
RATTIKIN LAURA M

Primary Owner Address:

201 MAIN ST STE 800
FORT WORTH, TX 76102-3132

Deed Date: 8/13/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213232359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCKINNEY DONALD T	6/7/2001	00149410000100	0014941	0000100
O'NEAL PATRICIA J	6/15/1986	00000000000000	0000000	0000000
O'NEAL PATRICIA;O'NEAL PHIL	3/13/1984	00077680000796	0007768	0000796

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	\$927,900	\$810,000	\$1,737,900	\$1,737,900
2024	\$1,121,000	\$810,000	\$1,931,000	\$1,931,000
2023	\$1,090,000	\$810,000	\$1,900,000	\$1,874,960
2022	\$1,420,000	\$630,000	\$2,050,000	\$1,704,509
2021	\$919,554	\$630,000	\$1,549,554	\$1,549,554
2020	\$715,000	\$810,000	\$1,525,000	\$1,525,000

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.