



**Address:** [4405 MONNIG LN](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-46-2  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500F

**Latitude:** 32.9155047081  
**Longitude:** -97.2917382699  
**TAD Map:** 2060-452  
**MAPSCO:** TAR-022S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** HERITAGE ADDITION-FORT WORTH Block 46 Lot 2

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
CFW PID #7 HERITAGE - RESIDENTIAL (608)  
KELLER ISD (907)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$480,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40324591

**Site Name:** HERITAGE ADDITION-FORT WORTH-46-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,361

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,654

**Land Acres<sup>\*</sup>:** 0.1757

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

EVANS NICHOLAS  
EVANS KAREN

**Primary Owner Address:**

4405 MONNIG LN  
FORT WORTH, TX 76244-7079

**Deed Date:** 8/30/2010

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D210212113](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEDERAL NATIONAL MTG ASSN	6/1/2010	<a href="#">D210135904</a>	0000000	0000000
DULANEY FAYE C;DULANEY TONY	2/10/2006	<a href="#">D206046924</a>	0000000	0000000
MHI PARTNERSHIP LTD	6/6/2005	<a href="#">D205179978</a>	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	<a href="#">D204035373</a>	0000000	0000000
SHEFFIELD L P	1/1/2003	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 <sup>+</sup>
2025	\$217,600	\$80,000	\$297,600	\$297,600
2024	\$400,000	\$80,000	\$480,000	\$463,486
2023	\$464,421	\$80,000	\$544,421	\$421,351
2022	\$382,214	\$55,000	\$437,214	\$383,046
2021	\$293,224	\$55,000	\$348,224	\$348,224
2020	\$274,900	\$55,000	\$329,900	\$329,900

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.