



Address: [4409 MONNIG LN](#)
City: FORT WORTH
Georeference: 17781C-46-3
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500F

Latitude: 32.9155004247
Longitude: -97.2915137309
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 3

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$409,084

Protest Deadline Date: 5/24/2024

Site Number: 40324605

Site Name: HERITAGE ADDITION-FORT WORTH-46-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,345

Percent Complete: 100%

Land Sqft^{*}: 7,654

Land Acres^{*}: 0.1757

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:

CUTTING EDGE ENTERPRISE INC

Primary Owner Address:

2140 E SOUTHLAKE BLVD # L-505
SOUTHLAKE, TX 76092-6516

Deed Date: 5/10/2024

Deed Volume:

Deed Page:

Instrument: [D224083954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NAWAR DANIEL	4/25/2014	D214084408	0000000	0000000
WEISMAN ALAN F;WEISMAN VERONICA	5/31/2006	D206172544	0000000	0000000
RICHMOND AMERICAN HOMES OF TX	3/7/2005	D205071675	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	D204035373	0000000	0000000
SHEFFIELD L P	1/1/2003	000000000000000	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	\$329,084	\$80,000	\$409,084	\$409,084
2024	\$329,084	\$80,000	\$409,084	\$409,084
2023	\$329,000	\$80,000	\$409,000	\$409,000
2022	\$237,000	\$55,000	\$292,000	\$292,000
2021	\$237,000	\$55,000	\$292,000	\$292,000
2020	\$193,961	\$55,000	\$248,961	\$248,961

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.