



**Address:** [4417 MONNIG LN](#)  
**City:** FORT WORTH  
**Georeference:** 17781C-46-5  
**Subdivision:** HERITAGE ADDITION-FORT WORTH  
**Neighborhood Code:** 3K500F

**Latitude:** 32.9154942177  
**Longitude:** -97.2910847576  
**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 5

**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)

**Site Number:** 40324621

**Site Name:** HERITAGE ADDITION-FORT WORTH-46-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,259

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,050

**Land Acres<sup>\*</sup>:** 0.1388

**Pool:** N

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$405,336

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

<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:**

CIVELLI AGNES

**Primary Owner Address:**

4417 MONNIG LN  
FORT WORTH, TX 76244-7079

**Deed Date:** 12/26/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-20-238095

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CIVELLI AGNES;CIVELLI LAWRENCE EST	3/2/2006	<a href="#">D206066426</a>	0000000	0000000
RAH OF TEXAS LP	12/2/2004	<a href="#">D204378453</a>	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	<a href="#">D204035373</a>	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 <sup>+</sup>
2025	\$325,336	\$80,000	\$405,336	\$405,336
2024	\$325,336	\$80,000	\$405,336	\$392,850
2023	\$342,570	\$80,000	\$422,570	\$357,136
2022	\$295,776	\$55,000	\$350,776	\$324,669
2021	\$244,001	\$55,000	\$299,001	\$295,154
2020	\$213,322	\$55,000	\$268,322	\$268,322

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.