



Address: [4421 MONNIG LN](#)
City: FORT WORTH
Georeference: 17781C-46-6
Subdivision: HERITAGE ADDITION-FORT WORTH
Neighborhood Code: 3K500F

Latitude: 32.9154920099
Longitude: -97.2909081676
TAD Map: 2060-452
MAPSCO: TAR-021V



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 6 66.67% UNDIVIDED INTEREST
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: 40324648
Site Name: HERITAGE ADDITION-FORT WORTH 46 6 66.67% UNDIVIDED INTEREST
Site Class: A1 - Residential - Single Family
Parcels: 2
Approximate Size **+++**: 3,358
State Code: A **Percent Complete:** 100%
Year Built: 2007 **Land Sqft** *****: 6,050
Personal Property Accounts **N/A**: 0.1388
Agent: None **Pool:** N
Notice Sent Date: 4/15/2025
Notice Value: \$347,760
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:
O'BRIEN JAMES
O'BRIEN ROZAN
Primary Owner Address:
4421 MONNIG LN
KELLER, TX 76244
Deed Date: 7/31/2016
Deed Volume:
Deed Page:
Instrument: [D216140001](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'BRIEN JAMES;O'BRIEN KATHRYN;O'BRIEN ROZAN	6/23/2016	D216140001		
WELLS FELECIA;WELLS KEVIN	8/27/2007	D207308218	0000000	0000000
WRH TEXAS LP	4/3/2007	D207123689	0000000	0000000
MHI PARTNERSHIP LTD	2/15/2006	D206051670	0000000	0000000
RAH OF TEXAS LP	6/17/2005	D205197719	0000000	0000000
NORTH FW DEVELOPMENT JV	8/28/2003	D204035373	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 ⁺
2025	\$294,424	\$53,336	\$347,760	\$347,760
2024	\$294,424	\$53,336	\$347,760	\$333,392
2023	\$310,268	\$53,336	\$363,604	\$303,084
2022	\$267,102	\$36,668	\$303,770	\$275,531
2021	\$219,351	\$36,668	\$256,019	\$250,483
2020	\$191,044	\$36,668	\$227,712	\$227,712

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.