



Address: [3700 MONICA LN](#)
City: FORT WORTH
Georeference: 2697-1-1
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9359914932
Longitude: -97.2812612055
TAD Map: 2066-460
MAPSCO: TAR-022K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BIG BEAR CREEK MEADOWS
Block 1 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2011

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$391,190

Protest Deadline Date: 5/24/2024

Site Number: 40794024

Site Name: BIG BEAR CREEK MEADOWS-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,410

Percent Complete: 100%

Land Sqft^{*}: 8,712

Land Acres^{*}: 0.2000

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:

DAVIS MARJORIE E

Primary Owner Address:

3700 MONICA LN
FORT WORTH, TX 76244-4440

Deed Date: 4/27/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212103211](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FIRST TEXAS HOMES INC	6/16/2009	D209162627	0000000	0000000
RKF OPERATING COMPANY LLC	6/15/2009	D209162626	0000000	0000000
HFG-CENTERRA DEVELOPMENT LP	3/9/2007	D207086017	0000000	0000000
ROYCE HOMES/DALLAS LP	6/15/2006	D206186597	0000000	0000000
BBC MEADOWS LP	1/1/2005	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	\$326,190	\$65,000	\$391,190	\$391,190
2024	\$326,190	\$65,000	\$391,190	\$357,919
2023	\$339,483	\$65,000	\$404,483	\$325,381
2022	\$270,006	\$50,000	\$320,006	\$295,801
2021	\$218,910	\$50,000	\$268,910	\$268,910
2020	\$219,907	\$50,000	\$269,907	\$257,186

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.