



Address: [3708 MONICA LN](#)
City: FORT WORTH
Georeference: 2697-1-3
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9359897137
Longitude: -97.2808499399
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 3

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$448,541

Protest Deadline Date: 5/24/2024

Site Number: 40794040

Site Name: BIG BEAR CREEK MEADOWS-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,998

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:

WALRATH JOHN D
WALRATH LILIBETH

Primary Owner Address:

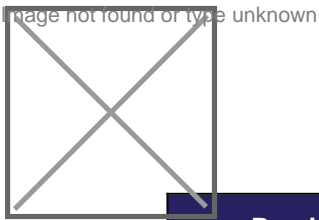
3708 MONICA LN
KELLER, TX 76244-4440

Deed Date: 9/29/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206309262](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE HOMES-DALLAS LP	3/13/2006	D206076470	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	\$383,541	\$65,000	\$448,541	\$448,541
2024	\$383,541	\$65,000	\$448,541	\$408,227
2023	\$399,294	\$65,000	\$464,294	\$371,115
2022	\$317,136	\$50,000	\$367,136	\$337,377
2021	\$256,706	\$50,000	\$306,706	\$306,706
2020	\$257,902	\$50,000	\$307,902	\$307,902

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)
- DISABLED VET 100 PCT 11.131
- DISABLED VET 70 to 99 PCT 11.22

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.