



**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<sup>+++</sup>:** 2,998

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,276

**Land Acres<sup>\*</sup>:** 0.1899

**Pool:** N

<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:**

WALRATH JOHN D  
WALRATH LILIBETH

**Primary Owner Address:**

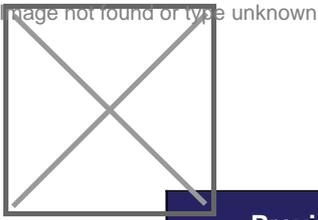
3708 MONICA LN  
KELLER, TX 76244-4440

**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	<a href="#">D206076470</a>	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 <sup>+</sup>
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.