



**Address:** [3728 MONICA LN](#)  
**City:** FORT WORTH  
**Georeference:** 2697-1-8  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9359818916  
**Longitude:** -97.2798219985  
**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 8

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$468,313

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

**Site Number:** 40794091

**Site Name:** BIG BEAR CREEK MEADOWS-1-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,017

**Percent Complete:** 100%

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

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

**Pool:** Y

<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:**

SCHERER JONATHAN  
PERSSON CHARITY LYNN

**Primary Owner Address:**

3728 MONICA LN  
KELLER, TX 76244

**Deed Date:** 1/31/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224016863](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MYERS JOHN DAVID	9/30/2020	<a href="#">D220252077</a>		
PRICE JANE M;PRICE MICHAEL F	4/8/2016	<a href="#">D216072459</a>		
BURT KRISTINE R	12/4/2006	<a href="#">D206384071</a>	0000000	0000000
ROYCE HOMES/DALLAS LP	3/27/2006	<a href="#">D206071676</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	\$403,313	\$65,000	\$468,313	\$468,313
2024	\$403,313	\$65,000	\$468,313	\$418,595
2023	\$411,311	\$65,000	\$476,311	\$380,541
2022	\$325,385	\$50,000	\$375,385	\$345,946
2021	\$250,860	\$50,000	\$300,860	\$300,860
2020	\$227,810	\$50,000	\$277,810	\$277,810

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.