



Address: [3736 MONICA LN](#)

City: FORT WORTH

Georeference: 2697-1-10

Subdivision: BIG BEAR CREEK MEADOWS

Neighborhood Code: 3K600U

Latitude: 32.9359783513

Longitude: -97.279410013

TAD Map: 2066-460

MAPSCO: TAR-022K



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

PROPERTY DATA

Legal Description: BIG BEAR CREEK MEADOWS

Block 1 Lot 10

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: \$441,715

Protest Deadline Date: 5/24/2024

Site Number: 40794113

Site Name: BIG BEAR CREEK MEADOWS-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,954

Percent Complete: 100%

Land Sqft^{*}: 9,148

Land Acres^{*}: 0.2100

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:

ORTH JENNIFER

ORTH JASON

Primary Owner Address:

3736 MONICA LN

KELLER, TX 76244-4440

Deed Date: 9/7/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206283193](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE HOMES/DALLAS LP	3/2/2006	D206074455	0000000	0000000
BBC MEADOWS LP	1/1/2005	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	\$376,715	\$65,000	\$441,715	\$407,020
2024	\$376,715	\$65,000	\$441,715	\$370,018
2023	\$392,260	\$65,000	\$457,260	\$336,380
2022	\$311,130	\$50,000	\$361,130	\$305,800
2021	\$228,000	\$50,000	\$278,000	\$278,000
2020	\$228,000	\$50,000	\$278,000	\$278,000

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.