



Account Number: 40794113



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

Personal Property Account: N/A

Agent: None

Year Built: 2006

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%

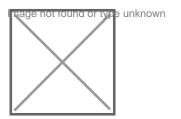
Land Sqft\*: 9,148 Land Acres\*: 0.2100

Pool: N

+++ Rounded.

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<sup>\*</sup> 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	00000000000000	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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.