



**Address:** [11100 MONICA CT](#)  
**City:** FORT WORTH  
**Georeference:** 2697-1-26  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9354992724  
**Longitude:** -97.2778068656  
**TAD Map:** 2066-460  
**MAPSCO:** TAR-022L



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 26

**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:** 4/15/2025

**Notice Value:** \$502,901

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

**Site Number:** 40794296

**Site Name:** BIG BEAR CREEK MEADOWS-1-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,947

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,214

**Land Acres<sup>\*</sup>:** 0.2344

**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:**

KHAMPHOUSENG VIRASAK  
KHAMPHOUSENG SIT

**Primary Owner Address:**

11100 MONICA CT  
KELLER, TX 76244-7434

**Deed Date:** 10/31/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206354570](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE HOMES LP	10/6/2005	<a href="#">D205308622</a>	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 <sup>+</sup>
2025	\$407,000	\$65,000	\$472,000	\$455,212
2024	\$437,901	\$65,000	\$502,901	\$413,829
2023	\$475,447	\$65,000	\$540,447	\$376,208
2022	\$345,714	\$50,000	\$395,714	\$342,007
2021	\$260,915	\$50,000	\$310,915	\$310,915
2020	\$260,915	\$50,000	\$310,915	\$310,915

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.