



**Address:** [3701 MONICA LN](#)  
**City:** FORT WORTH  
**Georeference:** 2697-2-1  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9365160446  
**Longitude:** -97.2812612703  
**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 2 Lot 1

**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:** 2005

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$387,722

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

**Site Number:** 40794318

**Site Name:** BIG BEAR CREEK MEADOWS-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,942

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,712

**Land Acres<sup>\*</sup>:** 0.2000

**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:**

DELGADILLO GONZALO LOPEZ  
LOPEZ CHRISTINA E

**Primary Owner Address:**

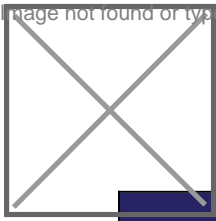
3701 MONICA LN  
KELLER, TX 76244

**Deed Date:** 8/28/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214191610](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KLINE MATTHEW C	12/26/2013	<a href="#">D214043352</a>	0000000	0000000
BULLION ZACHARY	12/20/2013	<a href="#">D213322930</a>	0000000	0000000
MACIAS EFRAIN;MACIAS TERESA	10/19/2006	<a href="#">D206332617</a>	0000000	0000000
ROYCE HOMES LP	6/7/2005	<a href="#">D205169544</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	\$322,722	\$65,000	\$387,722	\$387,722
2024	\$322,722	\$65,000	\$387,722	\$355,022
2023	\$364,789	\$65,000	\$429,789	\$322,747
2022	\$295,031	\$50,000	\$345,031	\$293,406
2021	\$216,733	\$50,000	\$266,733	\$266,733
2020	\$216,733	\$50,000	\$266,733	\$266,733

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.