



Address: [3713 MONICA LN](#)
City: FORT WORTH
Georeference: 2697-2-4
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9365118753
Longitude: -97.2806515391
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 4

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$386,636

Protest Deadline Date: 5/24/2024

Site Number: 40794342

Site Name: BIG BEAR CREEK MEADOWS-2-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,447

Percent Complete: 100%

Land Sqft^{*}: 8,276

Land Acres^{*}: 0.1899

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:

STROMMEN ROBERT
STROMMEN DANA

Primary Owner Address:

3713 MONICA LN
KELLER, TX 76244-7431

Deed Date: 5/11/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206163472](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYCE HOMES LP	6/7/2005	D205169544	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 ⁺
2025	\$321,636	\$65,000	\$386,636	\$386,636
2024	\$321,636	\$65,000	\$386,636	\$354,035
2023	\$334,779	\$65,000	\$399,779	\$321,850
2022	\$266,333	\$50,000	\$316,333	\$292,591
2021	\$215,992	\$50,000	\$265,992	\$265,992
2020	\$217,003	\$50,000	\$267,003	\$267,003

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.