



Address: [3741 MONICA LN](#)
City: FORT WORTH
Georeference: 2697-2-11
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9365125122
Longitude: -97.2792393865
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 11

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: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40794415

Site Name: BIG BEAR CREEK MEADOWS-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,999

Percent Complete: 100%

Land Sqft^{*}: 7,841

Land Acres^{*}: 0.1800

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:

SAYYAFI EHSSAN
KALAMI MAHBOOBE

Primary Owner Address:

9629 LACEY LN
FORT WORTH, TX 76244

Deed Date: 5/24/2021

Deed Volume:

Deed Page:

Instrument: [D221164089](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ERROUDANI EL HASSAN	12/28/2015	D215289089		
HARP DANNY;HARP STEPHANIE L	9/27/2007	D207351203	0000000	0000000
ROYCE HOMES/DALLAS LP	6/22/2007	D207228054	0000000	0000000
HFG CENTERRA DEVELOPMENT LP	3/9/2007	D207086017	0000000	0000000
ROYCE HOMES/DALLAS LP	11/2/2006	D206355903	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	\$350,000	\$65,000	\$415,000	\$415,000
2024	\$350,000	\$65,000	\$415,000	\$415,000
2023	\$399,588	\$65,000	\$464,588	\$403,702
2022	\$317,002	\$50,000	\$367,002	\$367,002
2021	\$230,763	\$50,000	\$280,763	\$280,763
2020	\$230,763	\$50,000	\$280,763	\$280,763

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

There are no exemptions for this property

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.