



**Address:** [3745 MONICA LN](#)  
**City:** FORT WORTH  
**Georeference:** 2697-2-12  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9365237691  
**Longitude:** -97.2790367939  
**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 12

**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

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$373,807

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

**Site Number:** 40794423

**Site Name:** BIG BEAR CREEK MEADOWS-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,168

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,405

**Land Acres<sup>\*</sup>:** 0.1699

**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:**

PAPP JOSEPH L

**Primary Owner Address:**

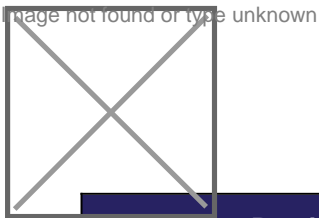
3745 MONICA LN  
KELLER, TX 76244-7431

**Deed Date:** 5/11/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217106764](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRIMMETT JEFFREY;GRIMMETT TRISHA	1/7/2008	<a href="#">D208009623</a>	0000000	0000000
ROYCE HOMES/DALLAS LP	9/20/2007	<a href="#">D207343805</a>	0000000	0000000
HFG CENTERRA DEVELOPMENT LP	3/9/2007	<a href="#">D207086017</a>	0000000	0000000
ROYCE HOMES/DALLAS LP	11/2/2006	<a href="#">D206355903</a>	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 <sup>+</sup>
2025	\$308,807	\$65,000	\$373,807	\$373,807
2024	\$308,807	\$65,000	\$373,807	\$342,669
2023	\$321,402	\$65,000	\$386,402	\$311,517
2022	\$255,743	\$50,000	\$305,743	\$283,197
2021	\$207,452	\$50,000	\$257,452	\$257,452
2020	\$208,415	\$50,000	\$258,415	\$258,415

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.