



Address: [3713 MONTICELLO DR](#)
City: FORT WORTH
Georeference: 26480-25-12
Subdivision: MONTICELLO ADDITION-FORT WORTH
Neighborhood Code: 4C120B

Latitude: 32.757011081
Longitude: -97.3715354297
TAD Map: 2036-396
MAPSCO: TAR-061Z



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MONTICELLO ADDITION-FORT WORTH Block 25 Lot 12 & 13B

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

Site Number: 01801880
Site Name: MONTICELLO ADDITION-FORT WORTH-25-12-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,439
Percent Complete: 100%
Land Sqft^{*}: 10,494
Land Acres^{*}: 0.2409
Pool: N

State Code: A
Year Built: 1950
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:

MANUEL EDWARD
MANUEL HADDY

Primary Owner Address:

3713 MONTICELLO DR
FORT WORTH, TX 76107

Deed Date: 2/18/2015

Deed Volume:

Deed Page:

Instrument: [D215099189](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRANT PAUL A	3/29/2005	D205088341	0000000	0000000
SUE G CUTLER MINORITY/C TRUST	8/27/2003	D203333354	0017166	0000114
TURNER ROBERT W	8/24/2001	00151010000380	0015101	0000380
PRUITT CHRISTOPHER J;PRUITT TERRY	5/11/1993	00110830000154	0011083	0000154
MILLER GERALD;MILLER MARIBESS	5/6/1986	00085370001558	0008537	0001558
HAWA JAMES T	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$407,770	\$472,230	\$880,000	\$880,000
2023	\$377,770	\$472,230	\$850,000	\$820,695
2022	\$457,710	\$367,290	\$825,000	\$746,086
2021	\$206,030	\$472,230	\$678,260	\$678,260
2020	\$206,030	\$472,230	\$678,260	\$678,260

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.