



**Address:** [3917 GRIZZLY HILLS CIR](#)  
**City:** FORT WORTH  
**Georeference:** 2697-3-26  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9363088898  
**Longitude:** -97.2768838473  
**TAD Map:** 2066-460  
**MAPSCO:** TAR-022L



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 3 Lot 26

**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:** 2011

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$376,871

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

**Site Number:** 41379357

**Site Name:** BIG BEAR CREEK MEADOWS-3-26

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,205

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,205

**Land Acres<sup>\*</sup>:** 0.1883

**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:**

HOWARD KENNETH  
HOWARD TAMISHA

**Primary Owner Address:**

3917 GRIZZLEY HILLS CIR  
KELLER, TX 76244

**Deed Date:** 6/25/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215138194](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKS TED ETAL	12/10/2011	<a href="#">D212021158</a>	0000000	0000000
HICKS SANDRA;HICKS TED	12/9/2011	<a href="#">D211305738</a>	0000000	0000000
HMH LIFESTYLES LP	3/11/2010	<a href="#">D210056468</a>	0000000	0000000
BBC MEADOWS LP	1/1/2008	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	\$311,871	\$65,000	\$376,871	\$376,871
2024	\$311,871	\$65,000	\$376,871	\$343,164
2023	\$324,736	\$65,000	\$389,736	\$311,967
2022	\$257,371	\$50,000	\$307,371	\$283,606
2021	\$207,824	\$50,000	\$257,824	\$257,824
2020	\$208,770	\$50,000	\$258,770	\$258,770

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)
- DISABLED VET 70 to 99 PCT 11.22

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.