



**Address:** [3921 GRIZZLY HILLS CIR](#)  
**City:** FORT WORTH  
**Georeference:** 2697-3-27  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9364418578  
**Longitude:** -97.2767290772  
**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 27

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 41379365

**Site Name:** BIG BEAR CREEK MEADOWS-3-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,919

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,054

**Land Acres<sup>\*</sup>:** 0.2078

**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:**

ZHOU-LU FAMILY TRUST

**Primary Owner Address:**

3512 ORION CT  
FLOWER MOUND, TX 75028

**Deed Date:** 8/24/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222211458](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZHOU YIPING	9/9/2021	<a href="#">D221265228</a>		
BOULTON CONSTANCE RENEE;BOULTON GEORGE DARCY	11/30/2017	<a href="#">D217278127</a>		
GROSCHUP LISA C;GROSCHUP SCOTT	5/16/2011	<a href="#">D211127959</a>	0000000	0000000
HMH LIFESTYLES LP	3/11/2010	<a href="#">D210056468</a>	0000000	0000000
BBC MEADOWS LP	1/1/2008	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 <sup>+</sup>
2025	\$248,259	\$65,000	\$313,259	\$313,259
2024	\$261,311	\$65,000	\$326,311	\$326,311
2023	\$298,000	\$65,000	\$363,000	\$363,000
2022	\$243,042	\$50,000	\$293,042	\$293,042
2021	\$187,000	\$50,000	\$237,000	\$237,000
2020	\$187,000	\$50,000	\$237,000	\$237,000

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.