



Address: [3925 GRIZZLY HILLS CIR](#)
City: FORT WORTH
Georeference: 2697-3-28
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9363384915
Longitude: -97.2764353158
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 28

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: 2012
Personal Property Account: N/A
Agent: OOWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 41379373
Site Name: BIG BEAR CREEK MEADOWS-3-28
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,189
Percent Complete: 100%
Land Sqft^{*}: 7,366
Land Acres^{*}: 0.1691
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:
THANGAVEL SELVAM
Primary Owner Address:
15199 DUBLIN LN
FRISCO, TX 75035

Deed Date: 4/30/2018
Deed Volume:
Deed Page:
Instrument: [D218091952](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHALING CHELSEA;WHALING DAMIEN	6/13/2012	D212148367	0000000	0000000
HMH LIFESTYLES LP	3/11/2010	D210056468	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 ⁺
2025	\$245,720	\$65,000	\$310,720	\$310,720
2024	\$302,846	\$65,000	\$367,846	\$367,846
2023	\$320,875	\$65,000	\$385,875	\$385,875
2022	\$235,054	\$50,000	\$285,054	\$285,054
2021	\$199,000	\$50,000	\$249,000	\$249,000
2020	\$199,000	\$50,000	\$249,000	\$249,000

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.