



**Address:** [3929 GRIZZLY HILLS CIR](#)  
**City:** FORT WORTH  
**Georeference:** 2697-3-29  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9363275151  
**Longitude:** -97.276167532  
**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 29

**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:** 41379381

**Site Name:** BIG BEAR CREEK MEADOWS-3-29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,666

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,484

**Land Acres<sup>\*</sup>:** 0.1718

**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:**

BURNS STEVEN KYLE

**Primary Owner Address:**

3929 GRIZZLY HILLS CIR  
FORT WORTH, TX 76244

**Deed Date:** 5/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217122040](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLAIN KATHLE;MCCLAIN RONALD JR	2/21/2012	<a href="#">D212049279</a>	0000000	0000000
HMH LIFESTYLES LP	3/11/2010	<a href="#">D210056468</a>	0000000	0000000
BBC MEADOWS LP	1/22/2010	000000000000000	0000000	0000000
HMH LIFESTYLES LP	1/21/2010	<a href="#">D210016128</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	\$267,601	\$65,000	\$332,601	\$332,601
2024	\$281,459	\$65,000	\$346,459	\$346,459
2023	\$356,000	\$65,000	\$421,000	\$331,540
2022	\$271,440	\$50,000	\$321,440	\$301,400
2021	\$224,000	\$50,000	\$274,000	\$274,000
2020	\$224,000	\$50,000	\$274,000	\$274,000

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

- 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.