



Address: [3941 GRIZZLY HILLS CIR](#)
City: FORT WORTH
Georeference: 2697-3-31
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9363171399
Longitude: -97.2756302909
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 31

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: None

Protest Deadline Date: 5/24/2024

Site Number: 41379411

Site Name: BIG BEAR CREEK MEADOWS-3-31

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,682

Percent Complete: 100%

Land Sqft^{*}: 7,133

Land Acres^{*}: 0.1637

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:

HARRIS MICHEAL
HARRIS SHANNON E

Primary Owner Address:

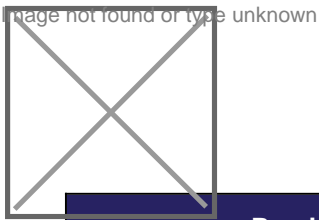
3941 GRIZZLY HILLS CIR
FORT WORTH, TX 76244-7476

Deed Date: 11/2/2013

Deed Volume:

Deed Page:

Instrument: M213012038



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIS MICHEAL;RICHARDSON SHANNON	3/23/2012	D212074288	0000000	0000000
HMH LIFESTYLES LP	3/11/2010	D210056468	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 ⁺
2025	\$358,414	\$65,000	\$423,414	\$423,414
2024	\$358,414	\$65,000	\$423,414	\$423,414
2023	\$373,075	\$65,000	\$438,075	\$438,075
2022	\$296,348	\$50,000	\$346,348	\$346,348
2021	\$239,918	\$50,000	\$289,918	\$289,918
2020	\$241,006	\$50,000	\$291,006	\$291,006

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.