



Address: [3949 GRIZZLY HILLS CIR](#)
City: FORT WORTH
Georeference: 2697-3-33
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9363064736
Longitude: -97.2750932312
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 33

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: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$329,583

Protest Deadline Date: 5/24/2024

Site Number: 41379446

Site Name: BIG BEAR CREEK MEADOWS-3-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,103

Percent Complete: 100%

Land Sqft^{*}: 6,556

Land Acres^{*}: 0.1505

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:

BRASUELL SKYLER
DAVIS ANDREW

Primary Owner Address:

3949 GRIZZLY HILLS CIR
FORT WORTH, TX 76244

Deed Date: 12/5/2024

Deed Volume:

Deed Page:

Instrument: [D224217984](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OP GOLD LLC	5/24/2024	D22409265		
BERRIOS SANTOS;GONZALEZ BEVERLY	8/8/2022	D224051318CWD		
OPENDOOR PROPERTY TRUST I	7/20/2022	D222185284		
BURTON CHRISTOPHER;BURTON EMILY	11/23/2016	D216279665		
BURTON EMILY J	5/28/2011	0000000000000000	0000000	0000000
WATSON EMILY	3/2/2011	D211054397	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	\$264,583	\$65,000	\$329,583	\$329,583
2024	\$264,583	\$65,000	\$329,583	\$329,583
2023	\$317,063	\$65,000	\$382,063	\$382,063
2022	\$238,728	\$50,000	\$288,728	\$263,179
2021	\$189,254	\$50,000	\$239,254	\$239,254
2020	\$189,254	\$50,000	\$239,254	\$238,370

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.