



**Address:** [4000 HANNA ROSE LN](#)  
**City:** FORT WORTH  
**Georeference:** 2697-5-10  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9351698568  
**Longitude:** -97.2755305662  
**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 5 Lot 10

**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:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$456,005

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

**Site Number:** 41379853

**Site Name:** BIG BEAR CREEK MEADOWS-5-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,514

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,490

**Land Acres<sup>\*</sup>:** 0.1489

**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:**

MOOLE RATHNAKAR

**Primary Owner Address:**

3503 RUSTIC OAK DR  
FRISCO, TX 75033-0795

**Deed Date:** 7/23/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215164886](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYMON LATYSHA D;LYMON RHASAAN L	7/24/2012	<a href="#">D212180482</a>	0000000	0000000
HMH LIFESTYLES LP	3/11/2010	<a href="#">D210056468</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	\$391,005	\$65,000	\$456,005	\$456,005
2024	\$391,005	\$65,000	\$456,005	\$424,883
2023	\$464,805	\$65,000	\$529,805	\$354,069
2022	\$344,778	\$50,000	\$394,778	\$321,881
2021	\$242,619	\$50,000	\$292,619	\$292,619
2020	\$242,619	\$50,000	\$292,619	\$292,619

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.