



**Address:** [4004 HANNA ROSE LN](#)  
**City:** FORT WORTH  
**Georeference:** 2697-5-11  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9351692545  
**Longitude:** -97.275338759  
**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 11

**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:** None

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

**Notice Value:** \$404,226

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

**Site Number:** 41379861

**Site Name:** BIG BEAR CREEK MEADOWS-5-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,568

**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:**

GOLDEN KEVIN B

**Primary Owner Address:**

4004 HANNA ROSE LN  
KELLER, TX 76244-7426

**Deed Date:** 6/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216132947](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANGAT EMMANUEL C	8/2/2011	<a href="#">D211187335</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	\$339,226	\$65,000	\$404,226	\$403,570
2024	\$339,226	\$65,000	\$404,226	\$366,882
2023	\$353,260	\$65,000	\$418,260	\$333,529
2022	\$279,728	\$50,000	\$329,728	\$303,208
2021	\$225,644	\$50,000	\$275,644	\$275,644
2020	\$226,672	\$50,000	\$276,672	\$276,672

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.