



**Address:** [4008 HANNA ROSE LN](#)  
**City:** FORT WORTH  
**Georeference:** 2697-5-12  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9351673032  
**Longitude:** -97.2751472436  
**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 12

**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:** 2009

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$447,448

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

**Site Number:** 41379888

**Site Name:** BIG BEAR CREEK MEADOWS-5-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,214

**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:**

ADAMS DORIS A

**Primary Owner Address:**

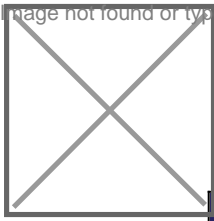
4008 HANNA ROSE LN  
FORT WORTH, TX 76244-7426

**Deed Date:** 1/15/2010

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D210021187](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMH LIFESTYLES LP	9/21/2009	<a href="#">D209253504</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	\$360,076	\$65,000	\$425,076	\$425,076
2024	\$382,448	\$65,000	\$447,448	\$423,821
2023	\$422,038	\$65,000	\$487,038	\$385,292
2022	\$333,531	\$50,000	\$383,531	\$350,265
2021	\$268,423	\$50,000	\$318,423	\$318,423
2020	\$269,656	\$50,000	\$319,656	\$319,656

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.