



**Address:** [4016 HANNA ROSE LN](#)  
**City:** FORT WORTH  
**Georeference:** 2697-5-14  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9351633321  
**Longitude:** -97.2747676205  
**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 14

**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:** RYAN LLC (00320R)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 41379918  
**Site Name:** BIG BEAR CREEK MEADOWS-5-14  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,777  
**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:**  
AMERICAN RES LEASEING CO LLC  
**Primary Owner Address:**  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

**Deed Date:** 8/29/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213235629](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUBECKA MICHAEL D	11/25/2009	<a href="#">D209314839</a>	0000000	0000000
HMH LIFESTYLES LP	8/27/2009	<a href="#">D209233998</a>	0000000	0000000
BBC MEADOWS LP	1/1/2008	00000000000000	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	\$218,990	\$65,000	\$283,990	\$283,990
2024	\$247,389	\$65,000	\$312,389	\$312,389
2023	\$267,828	\$65,000	\$332,828	\$332,828
2022	\$216,961	\$50,000	\$266,961	\$266,961
2021	\$173,746	\$50,000	\$223,746	\$223,746
2020	\$174,060	\$50,000	\$224,060	\$224,060

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.