



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⁺⁺⁺: 1,777
Percent Complete: 100%
Land Sqft^{*}: 6,490
Land Acres^{*}: 0.1489
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:
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	D209314839	0000000	0000000
HMH LIFESTYLES LP	8/27/2009	D209233998	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 ⁺
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.