



Address: [3961 POLAR BROOK DR](#)
City: FORT WORTH
Georeference: 2697-5-19
Subdivision: BIG BEAR CREEK MEADOWS
Neighborhood Code: 3K600U

Latitude: 32.9348571629
Longitude: -97.274384448
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 19

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: 2010

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$299,220

Protest Deadline Date: 5/24/2024

Site Number: 41379969

Site Name: BIG BEAR CREEK MEADOWS-5-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,569

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:

HANSON CYNTHIA LEE
HANSON ROBERT JOHN

Primary Owner Address:

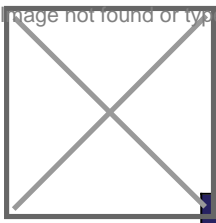
3961 POLAR BROOK DR
KELLER, TX 76244

Deed Date: 2/12/2018

Deed Volume:

Deed Page:

Instrument: [D218071438](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVIS JAIME R	12/18/2015	D215286152		
DEROZARIO DANIEL	6/2/2014	D214117592	0000000	0000000
LAGOW LACY	5/3/2011	D211105682	0000000	0000000
HMH LIFESTYLES LP	3/11/2010	D210056468	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 ⁺
2025	\$234,220	\$65,000	\$299,220	\$299,220
2024	\$234,220	\$65,000	\$299,220	\$275,811
2023	\$243,766	\$65,000	\$308,766	\$250,737
2022	\$193,898	\$50,000	\$243,898	\$227,943
2021	\$157,221	\$50,000	\$207,221	\$207,221
2020	\$157,942	\$50,000	\$207,942	\$207,942

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.