



**Address:** [3941 POLAR BROOK DR](#)  
**City:** FORT WORTH  
**Georeference:** 2697-5-24  
**Subdivision:** BIG BEAR CREEK MEADOWS  
**Neighborhood Code:** 3K600U

**Latitude:** 32.9348662566  
**Longitude:** -97.2753423602  
**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 24

**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:** 2012

**Personal Property Account:** N/A

**Agent:** LAW OFFICE OF KUSH PATEL PLLC (01292)

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

**Site Number:** 41380010

**Site Name:** BIG BEAR CREEK MEADOWS-5-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,844

**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:**

BHAVIKA KHATRI LIVING TRUST

**Primary Owner Address:**

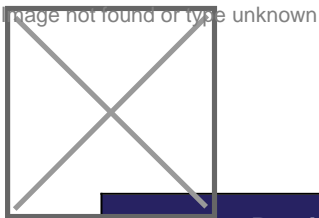
3941 POLAR BROOK DR  
FORT WORTH, TX 76244

**Deed Date:** 12/19/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223226321](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KHATRI BHAVIKA	11/8/2023	<a href="#">D223213499</a>		
KHATRI ARJUN;KHATRI WANITA	2/10/2016	<a href="#">D216030211</a>		
CARRILLO JUAN;CARRILLO NALLELY	4/4/2014	<a href="#">D214070116</a>	0000000	0000000
WALSH JOHN CALEB;WALSH KRISTIE	6/12/2012	<a href="#">D212148376</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	\$289,988	\$65,000	\$354,988	\$354,988
2024	\$289,988	\$65,000	\$354,988	\$354,988
2023	\$294,000	\$65,000	\$359,000	\$274,670
2022	\$239,486	\$50,000	\$289,486	\$249,700
2021	\$177,000	\$50,000	\$227,000	\$227,000
2020	\$177,000	\$50,000	\$227,000	\$227,000

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.