



Address: [10549 BEAR CREEK TR](#)
City: FORT WORTH
Georeference: 1909D-2-3
Subdivision: BEAR CREEK VISTA
Neighborhood Code: 3K3001

Latitude: 32.9281548533
Longitude: -97.2809331413
TAD Map: 2066-456
MAPSCO: TAR-022P



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: BEAR CREEK VISTA Block 2 Lot 3

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$335,045

Protest Deadline Date: 5/24/2024

Site Number: 40050254

Site Name: BEAR CREEK VISTA-2-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,323

Percent Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

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:

RYAN ROBERT A
RYAN MONRA

Primary Owner Address:

10549 BEAR CREEK TR
KELLER, TX 76244-6518

Deed Date: 11/16/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204361662](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOICE HOMES INC	10/1/2002	00160490000191	0016049	0000191
HISTORY MAKER HOMES LLC	9/27/2002	00160180000063	0016018	0000063
METROPLEX INVESTMENT GROUP LP	1/1/2002	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	\$270,045	\$65,000	\$335,045	\$335,045
2024	\$270,045	\$65,000	\$335,045	\$310,669
2023	\$332,660	\$65,000	\$397,660	\$282,426
2022	\$244,643	\$45,000	\$289,643	\$256,751
2021	\$188,410	\$45,000	\$233,410	\$233,410
2020	\$189,305	\$45,000	\$234,305	\$234,305

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.