

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

PROPERTY DATA

Address: 10513 BEAR CREEK TR

Subdivision: BEAR CREEK VISTA

Legal Description: BEAR CREEK VISTA Block 2 Lot 12 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: 2006 Personal Property Account: N/A Agent: None Notice Sent Date: 5/1/2025 Notice Value: \$332.008 Protest Deadline Date: 5/24/2024

Site Number: 40050343 Site Name: BEAR CREEK VISTA-2-12 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,143 Percent Complete: 100% Land Sqft*: 7,500 Land Acres^{*}: 0.1721 Pool: N

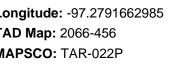
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: COX RYAN COX JESSICA Primary Owner Address: 10513 BEAR CREEK TRL KELLER, TX 76244

Latitude: 32.9281486609 Longitude: -97.2791662985 **TAD Map: 2066-456** MAPSCO: TAR-022P







City: FORT WORTH

Georeference: 1909D-2-12

Neighborhood Code: 3K3001

Tarrant Appraisal District Property Information | PDF Account Number: 40050343

Deed Date: 4/17/2019 **Deed Volume: Deed Page:** Instrument: D219080207

Tarrant Appraisal District Property Information | PDF

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON JEFFREY; SIMPSON TIFFANY	10/30/2015	D215246934		
GANTZ PAULINE;GANTZ PHILIP	2/27/2014	D214040572	000000	0000000
WHIGHAM KACIE W;WHIGHAM ROSS	4/28/2009	D209126094	000000	0000000
PERRY BEAR CREEK LAND TRUST	3/19/2009	D209081492	000000	0000000
PERRY RICHARD N	5/30/2006	D206178343	000000	0000000
BUESCHER INTERESTS LP	10/21/2005	D205335572	000000	0000000
HISTORY MAKER HOMES LLC	9/27/2002	00160180000063	0016018	0000063
METROPLEX INVESTMENT GROUP LP	1/1/2002	000000000000000000000000000000000000000	000000	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	\$267,008	\$65,000	\$332,008	\$332,008
2024	\$267,008	\$65,000	\$332,008	\$307,599
2023	\$328,990	\$65,000	\$393,990	\$279,635
2022	\$241,803	\$45,000	\$286,803	\$254,214
2021	\$186,104	\$45,000	\$231,104	\$231,104
2020	\$186,971	\$45,000	\$231,971	\$231,971

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.