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Address: [10513 BEAR CREEK TR](#)
City: FORT WORTH
Georeference: 1909D-2-12
Subdivision: BEAR CREEK VISTA
Neighborhood Code: 3K3001

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



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

PROPERTY DATA

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

Deed Date: 4/17/2019

Deed Volume:

Deed Page:

Instrument: [D219080207](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIMPSON JEFFREY;SIMPSON TIFFANY	10/30/2015	D215246934		
GANTZ PAULINE;GANTZ PHILIP	2/27/2014	D214040572	0000000	0000000
WHIGHAM KACIE W;WHIGHAM ROSS	4/28/2009	D209126094	0000000	0000000
PERRY BEAR CREEK LAND TRUST	3/19/2009	D209081492	0000000	0000000
PERRY RICHARD N	5/30/2006	D206178343	0000000	0000000
BUESCHER INTERESTS LP	10/21/2005	D205335572	0000000	0000000
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	\$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.