

Tarrant Appraisal District

Property Information | PDF

Account Number: 42018593

Latitude: 32.9250837315

TAD Map: 2066-456 MAPSCO: TAR-022Q

Longitude: -97.2755081177

Address: 10313 ROATAN TR

City: FORT WORTH

Georeference: 37480L-1-10

Subdivision: SANCTUARY AT BEAR CREEK

Neighborhood Code: 3K300A

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



PROPERTY DATA

Legal Description: SANCTUARY AT BEAR CREEK

Block 1 Lot 10 Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800002596

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

Approximate Size+++: 1,998 KELLER ISD (907) State Code: A Percent Complete: 100%

Year Built: 2015 **Land Sqft***: 6,000 Land Acres*: 0.1377 Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730) Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: LAD KINTUKUMAR MISTRY-LAD JIGNASHA **Primary Owner Address:** 10313 ROATAN TRL

KELLER, TX 76244

Deed Date: 9/25/2015

Deed Volume: Deed Page:

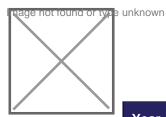
Instrument: D215219962

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.

07-04-2025 Page 1

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$290,134	\$80,000	\$370,134	\$370,134
2024	\$290,134	\$80,000	\$370,134	\$370,134
2023	\$351,161	\$80,000	\$431,161	\$381,231
2022	\$281,574	\$65,000	\$346,574	\$346,574
2021	\$255,003	\$65,000	\$320,003	\$320,003
2020	\$235,000	\$65,000	\$300,000	\$300,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

07-04-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.