



Address: [10316 BARBUDA TR](#)
City: FORT WORTH
Georeference: 37480L-2-4
Subdivision: SANCTUARY AT BEAR CREEK
Neighborhood Code: 3K300A

Latitude: 32.925221298
Longitude: -97.2729971063
TAD Map: 2066-456
MAPSCO: TAR-022Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SANCTUARY AT BEAR CREEK
Block 2 Lot 4

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: 2015

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 5/1/2025

Notice Value: \$459,000

Protest Deadline Date: 5/24/2024

Site Number: 800002611

Site Name: SANCTUARY AT BEAR CREEK Block 2 Lot 4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,652

Percent Complete: 100%

Land Sqft^{*}: 6,484

Land Acres^{*}: 0.1489

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:

THAKURATHI RAMESHWAR
THAKURATHI NIRMALA AIRY

Primary Owner Address:

10316 BARBUDA TRL
KELLER, TX 76244

Deed Date: 11/3/2020

Deed Volume:

Deed Page:

Instrument: [D220287230](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THOMAS JAMIE A;THOMAS JOHN R	12/1/2016	D216282036		
MATTAIR CURTIS;MATTAIR LYNDUEL R	10/6/2015	D215229755		

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	\$379,000	\$80,000	\$459,000	\$459,000
2024	\$379,000	\$80,000	\$459,000	\$457,864
2023	\$412,920	\$80,000	\$492,920	\$416,240
2022	\$344,987	\$65,000	\$409,987	\$378,400
2021	\$279,000	\$65,000	\$344,000	\$344,000
2020	\$279,227	\$65,000	\$344,227	\$344,227

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.