



Address: [5113 TORTOLA LN](#)
City: FORT WORTH
Georeference: 37480L-3-8
Subdivision: SANCTUARY AT BEAR CREEK
Neighborhood Code: 3K300A

Latitude: 32.9249375597
Longitude: -97.2747106913
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 3 Lot 8

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: 2016

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$377,212

Protest Deadline Date: 5/24/2024

Site Number: 800002634

Site Name: SANCTUARY AT BEAR CREEK Block 3 Lot 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,985

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1653

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:

MAGNUS FAMILY TRUST

Primary Owner Address:

5113 TORTOLA LN
FORT WORTH, TX 76244

Deed Date: 2/12/2024

Deed Volume:

Deed Page:

Instrument: [D224027935](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAGNUS KATJA	6/16/2020	D220215062		
MAGNUS KATJA;REGALADO EDWARD L	1/8/2016	D216004555		

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	\$297,212	\$80,000	\$377,212	\$377,212
2024	\$297,212	\$80,000	\$377,212	\$377,212
2023	\$358,186	\$80,000	\$438,186	\$396,569
2022	\$304,194	\$65,000	\$369,194	\$360,517
2021	\$262,743	\$65,000	\$327,743	\$327,743
2020	\$241,560	\$65,000	\$306,560	\$306,560

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

There are no exemptions for this property

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.