



Address: [10341 ROATAN TR](#)
City: FORT WORTH
Georeference: 37480L-1-17
Subdivision: SANCTUARY AT BEAR CREEK
Neighborhood Code: 3K300A

Latitude: 32.926047105
Longitude: -97.2754917392
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 1 Lot 17 PLAT D215252163

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)

Site Number: 800007438
Site Name: SANCTUARY AT BEAR CREEK 1 17 PLAT D215252163
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,026
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

State Code: A
Year Built: 2018
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
REZA LIVING TRUST
Primary Owner Address:
10341 ROATAN TRL
FORT WORTH, TX 76244

Deed Date: 3/28/2022
Deed Volume:
Deed Page:
Instrument: [D224035652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVESTRUZ CECILIA;PEDROSA LOU	3/1/2019	D219040733		

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	\$339,551	\$80,000	\$419,551	\$419,551
2024	\$339,551	\$80,000	\$419,551	\$419,551
2023	\$359,247	\$80,000	\$439,247	\$391,461
2022	\$300,359	\$65,000	\$365,359	\$355,874
2021	\$258,522	\$65,000	\$323,522	\$323,522
2020	\$243,357	\$65,000	\$308,357	\$308,357

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.