

Tarrant Appraisal District

Property Information | PDF

Account Number: 42087731

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

Latitude: 32.926047105 Address: 10341 ROATAN TR City: FORT WORTH Longitude: -97.2754917392

Georeference: 37480L-1-17

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 17 PLAT D215252163

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 800007438

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

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

TARRANT COUNTY COLLEGE (225) arcels: 1

KELLER ISD (907) Approximate Size+++: 2,026 State Code: A Percent Complete: 100%

Year Built: 2018 **Land Sqft***: 6,000 Personal Property Account: N/A Land Acres*: 0.1377

Agent: None Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

OWNER INFORMATION

Current Owner: Deed Date: 3/28/2022

REZA LIVING TRUST Deed Volume: Primary Owner Address: Deed Page: 10341 ROATAN TRL

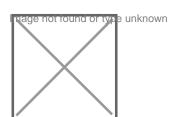
Instrument: D224035652 FORT WORTH, TX 76244

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

VALUES

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



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. <u>Tarrant County Tax Office Account Information</u>.

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.

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.

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