



**Address:** [10345 ROATAN TR](#)  
**City:** FORT WORTH  
**Georeference:** 37480L-1-18  
**Subdivision:** SANCTUARY AT BEAR CREEK  
**Neighborhood Code:** 3K300A

**Latitude:** 32.9261843745  
**Longitude:** -97.275492691  
**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 18 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:** 800007439

**Site Name:** SANCTUARY AT BEAR CREEK 1 18 PLAT D215252163

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,061

**State Code:** A

**Percent Complete:** 100%

**Year Built:** 2016

**Land Sqft<sup>\*</sup>:** 6,000

**Personal Property Account:** N/A

**Land Acres<sup>\*</sup>:** 0.1377

**Agent:** None

**Pool:** N

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$502,000

**Protest Deadline Date:** 5/24/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

KONDAPALLI SANTOSH  
GHATTI KEERTI S

**Primary Owner Address:**

10345 ROATAN TRL  
KELLER, TX 76244

**Deed Date:** 7/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216173665](#)

## 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 <sup>+</sup>
2025	\$422,000	\$80,000	\$502,000	\$502,000
2024	\$422,000	\$80,000	\$502,000	\$483,153
2023	\$465,380	\$80,000	\$545,380	\$439,230
2022	\$365,543	\$65,000	\$430,543	\$399,300
2021	\$298,000	\$65,000	\$363,000	\$363,000
2020	\$298,000	\$65,000	\$363,000	\$363,000

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.