



Address: [10409 ROATAN TR](#)
City: FORT WORTH
Georeference: 37480L-1-21
Subdivision: SANCTUARY AT BEAR CREEK
Neighborhood Code: 3K300A

Latitude: 32.9265935232
Longitude: -97.2754847582
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 21 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)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 800007442

Site Name: SANCTUARY AT BEAR CREEK 1 21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,918

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

KALDAS AKRAM ADEL
BEHNAN MARIAM NOMIR

Primary Owner Address:

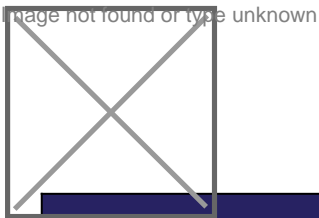
10409 ROTAN TR
FORT WORTH, TX 76244

Deed Date: 1/28/2022

Deed Volume:

Deed Page:

Instrument: [D222029798](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PANDEY CHRISTINA MARIE;PANDEY MADHAV PRASAD	12/27/2018	D218282927		
BISHTON ANDREW J;BISHTON GEOVANNA P	10/7/2016	D216237161		

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	\$423,615	\$80,000	\$503,615	\$503,615
2024	\$423,615	\$80,000	\$503,615	\$503,615
2023	\$448,372	\$80,000	\$528,372	\$528,372
2022	\$374,339	\$65,000	\$439,339	\$378,400
2021	\$279,000	\$65,000	\$344,000	\$344,000
2020	\$283,184	\$60,816	\$344,000	\$344,000

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.