



Address: [10413 ROATAN TR](#)
City: FORT WORTH
Georeference: 37480L-1-22
Subdivision: SANCTUARY AT BEAR CREEK
Neighborhood Code: 3K300A

Latitude: 32.9267315165
Longitude: -97.275489367
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 22 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: 5/24/2024

Site Number: 800007443
Site Name: SANCTUARY AT BEAR CREEK 1 22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,050
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:
MURPHY JOSEPHINE M
Primary Owner Address:
10413 ROATAN TR
KELLER, TX 76244

Deed Date: 9/20/2018
Deed Volume:
Deed Page:
Instrument: [D218210956](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINCAID JUSTIN RUSSELL	7/26/2016	D216167207		
KINCAID JUSTIN RUSSELL	7/26/2016	D2121617207		



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	\$339,510	\$80,000	\$419,510	\$419,510
2024	\$339,510	\$80,000	\$419,510	\$419,510
2023	\$359,212	\$80,000	\$439,212	\$391,411
2022	\$300,319	\$65,000	\$365,319	\$355,828
2021	\$258,480	\$65,000	\$323,480	\$323,480
2020	\$243,315	\$65,000	\$308,315	\$308,315

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.