



Address: [10417 ROATAN TR](#)
City: FORT WORTH
Georeference: 37480L-1-23
Subdivision: SANCTUARY AT BEAR CREEK
Neighborhood Code: 3K300A

Latitude: 32.9268732432
Longitude: -97.2754858412
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 23 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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$401,265

Protest Deadline Date: 5/24/2024

Site Number: 800007444

Site Name: SANCTUARY AT BEAR CREEK 1 23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,476

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:

PLAZA MAREK

PLAZA BARBARA

Primary Owner Address:

10417 ROATAN TRL

FORT WORTH, TX 76244

Deed Date: 2/7/2025

Deed Volume:

Deed Page:

Instrument: [D225020826](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|-----------|----------------------------|-------------|-----------|
| GOSAI SHIVANIE P;PLAZA KEVIN M | 10/3/2019 | D219226903 | | |
| DOCOUTO CHRISTOPHER ALBERT;WIELANSKY SAMANTHA NICOLE | 7/15/2016 | D216159823 | | |

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 | \$321,265 | \$80,000 | \$401,265 | \$401,265 |
| 2024 | \$321,265 | \$80,000 | \$401,265 | \$401,265 |
| 2023 | \$387,984 | \$80,000 | \$467,984 | \$394,460 |
| 2022 | \$325,594 | \$65,000 | \$390,594 | \$358,600 |
| 2021 | \$261,000 | \$65,000 | \$326,000 | \$326,000 |
| 2020 | \$253,300 | \$65,000 | \$318,300 | \$318,300 |

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.