

Tarrant Appraisal District

Property Information | PDF

Account Number: 42087862

Address: 5117 AMBERGRIS TR

City: FORT WORTH

Georeference: 37480L-1-30

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 30 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)
Protest Deadline Date: 5/24/2024

Site Number: 800007451

Latitude: 32.9273292022

TAD Map: 2066-456 **MAPSCO:** TAR-0220

Longitude: -97.2746903432

Site Name: SANCTUARY AT BEAR CREEK 1 30 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,510
Percent Complete: 100%

Land Sqft*: 6,250 Land Acres*: 0.1435

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:

LE RIKKI NGUYEN HONG

Primary Owner Address:

5117 AMBERGRIS TRL

KELLER, TX 76244

Deed Date: 9/30/2016

Deed Volume: Deed Page:

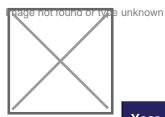
Instrument: <u>D216231408</u>

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.

08-06-2025 Page 1

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$323,283	\$80,000	\$403,283	\$403,283
2024	\$323,283	\$80,000	\$403,283	\$403,283
2023	\$393,785	\$80,000	\$473,785	\$391,947
2022	\$326,757	\$65,000	\$391,757	\$356,315
2021	\$258,923	\$65,000	\$323,923	\$323,923
2020	\$258,923	\$65,000	\$323,923	\$323,923

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

08-06-2025 Page 2

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