

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 42088125

Address: 5112 DOMINICA LN

City: FORT WORTH

Georeference: 37480L-4-14

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 4 Lot 14 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: 800007898

Site Name: SANCTUARY AT BEAR CREEK 4 14

Site Class: A1 - Residential - Single Family

Latitude: 32.9260520642

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

Longitude: -97.2744918328

Parcels: 1

Approximate Size+++: 2,042
Percent Complete: 100%

Land Sqft\*: 6,000 Land Acres\*: 0.1377

Pool: N

+++ Rounded.

## OWNER INFORMATION

Current Owner:
ADETOLA ESTHER
Primary Owner Address:
5112 DOMINICA LN
FORT WORTH, TX 76244

**Deed Date:** 5/27/2016 **Deed Volume:** 

Deed Page:

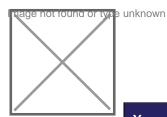
**Instrument:** <u>D216115938</u>

## **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.

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<sup>\*</sup> 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	\$338,940	\$80,000	\$418,940	\$418,940
2024	\$338,940	\$80,000	\$418,940	\$418,940
2023	\$358,607	\$80,000	\$438,607	\$390,894
2022	\$299,817	\$65,000	\$364,817	\$355,358
2021	\$258,053	\$65,000	\$323,053	\$323,053
2020	\$242,915	\$65,000	\$307,915	\$307,915

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.

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