



**Address:** [5116 DOMINICA LN](#)  
**City:** FORT WORTH  
**Georeference:** 37480L-4-15  
**Subdivision:** SANCTUARY AT BEAR CREEK  
**Neighborhood Code:** 3K300A

**Latitude:** 32.9260487439  
**Longitude:** -97.2743288529  
**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 4 Lot 15 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:** 800007899

**Site Name:** SANCTUARY AT BEAR CREEK 4 15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,564

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 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:**

BABU REMYA SUSAN  
VARGHESE SALIL  
VARGHESE DHANNYA

**Primary Owner Address:**

5116 DOMINICA LN  
FORT WORTH, TX 76244

**Deed Date:** 10/20/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216247891](#)

## 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 <sup>+</sup>
2025	\$379,621	\$80,000	\$459,621	\$459,621
2024	\$379,621	\$80,000	\$459,621	\$459,621
2023	\$401,736	\$80,000	\$481,736	\$427,904
2022	\$335,615	\$65,000	\$400,615	\$389,004
2021	\$288,640	\$65,000	\$353,640	\$353,640
2020	\$271,611	\$65,000	\$336,611	\$336,611

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.