



Address: [5117 DOMINICA LN](#)
City: FORT WORTH
Georeference: 37480L-5-6
Subdivision: SANCTUARY AT BEAR CREEK
Neighborhood Code: 3K300A

Latitude: 32.9265161931
Longitude: -97.2743283921
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 5 Lot 6 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

Notice Sent Date: 4/15/2025

Notice Value: \$540,708

Protest Deadline Date: 5/24/2024

Site Number: 800007482
Site Name: SANCTUARY AT BEAR CREEK 5 6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,239
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

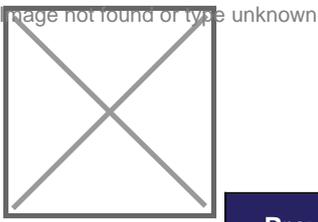
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
HUANG LIDENG
Primary Owner Address:
5117 DOMINICA LN
FORT WORTH, TX 76244

Deed Date: 10/16/2024
Deed Volume:
Deed Page:
Instrument: [D224192938](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE LIDENG HUANG	12/6/2023	325-710814-21		
LEE LOUIS	9/29/2016	D216228910		

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	\$460,708	\$80,000	\$540,708	\$493,996
2024	\$460,708	\$80,000	\$540,708	\$449,087
2023	\$487,799	\$80,000	\$567,799	\$408,261
2022	\$377,401	\$65,000	\$442,401	\$371,146
2021	\$272,405	\$65,000	\$337,405	\$337,405
2020	\$272,405	\$65,000	\$337,405	\$337,405

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.