



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.