



**Address:** [5113 DOMINICA LN](#)  
**City:** FORT WORTH  
**Georeference:** 37480L-5-7  
**Subdivision:** SANCTUARY AT BEAR CREEK  
**Neighborhood Code:** 3K300A

**Latitude:** 32.9265190874  
**Longitude:** -97.2744913871  
**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 7 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:** \$388,564  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800007483  
**Site Name:** SANCTUARY AT BEAR CREEK 5 7  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,223  
**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:**  
SIMPSON JEFFREY ROBERT  
SIMPSON TIFFANY MICHELLE  
**Primary Owner Address:**  
5113 DOMINICA LN  
KELLER, TX 76244

**Deed Date:** 9/5/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224159033](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JS INVESTMENTS1	9/29/2020	<a href="#">D220250680</a>		
STOCKWELL MARCUS	11/15/2016	<a href="#">D216270640</a>		

## 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	\$308,564	\$80,000	\$388,564	\$388,564
2024	\$308,564	\$80,000	\$388,564	\$388,564
2023	\$355,000	\$80,000	\$435,000	\$435,000
2022	\$300,609	\$65,000	\$365,609	\$365,609
2021	\$252,500	\$65,000	\$317,500	\$317,500
2020	\$252,369	\$65,000	\$317,369	\$317,369

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

There are no exemptions for this property

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.