



**Address:** [5105 DOMINICA LN](#)  
**City:** FORT WORTH  
**Georeference:** 37480L-5-9  
**Subdivision:** SANCTUARY AT BEAR CREEK  
**Neighborhood Code:** 3K300A

**Latitude:** 32.9265262322  
**Longitude:** -97.2748502871  
**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 9 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:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 800007485  
**Site Name:** SANCTUARY AT BEAR CREEK 5 9  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,518  
**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:**  
ANDREW RUSSELL M  
ANDREW PENNEY  
**Primary Owner Address:**  
5105 DOMINICA LN  
KELLER, TX 76244

**Deed Date:** 7/10/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218151239](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOHAMMED SHAFRAZ J;SYED JAVAIRIA	9/28/2016	<a href="#">D216228502</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	\$324,346	\$80,000	\$404,346	\$404,346
2024	\$324,346	\$80,000	\$404,346	\$404,346
2023	\$394,810	\$80,000	\$474,810	\$407,138
2022	\$327,398	\$65,000	\$392,398	\$370,125
2021	\$271,477	\$65,000	\$336,477	\$336,477
2020	\$250,000	\$65,000	\$315,000	\$315,000

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.