



## LOCATION

**Address:** [10309 ROATAN TR](#)

**City:** FORT WORTH

**Georeference:** 37480L-1-9

**Subdivision:** SANCTUARY AT BEAR CREEK

**Neighborhood Code:** 3K300A

**Latitude:** 32.9249471979

**Longitude:** -97.2755098275

**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 1 Lot 9

**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)

**Site Number:** 800002595

**Site Name:** SANCTUARY AT BEAR CREEK Block 1 Lot 9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,962

**Percent Complete:** 100%

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

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** N

**State Code:** A

**Year Built:** 2015

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

MARKUS D LEONARD AND SHAUNA L LEONARD REVOCABLE TRUST

**Deed Date:** 11/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223201670](#)

**Primary Owner Address:**

10309 ROATAN TRL

FORT WORTH, TX 76244

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEONARD MARKUS D;LEONARD SHAUNA	1/15/2016	<a href="#">D216009953</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	\$426,990	\$80,000	\$506,990	\$506,990
2024	\$426,990	\$80,000	\$506,990	\$506,990
2023	\$452,004	\$80,000	\$532,004	\$470,755
2022	\$377,201	\$65,000	\$442,201	\$427,959
2021	\$324,054	\$65,000	\$389,054	\$389,054
2020	\$304,785	\$65,000	\$369,785	\$369,785

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

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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.