



LOCATION

Address: [10313 ROATAN TR](#)

City: FORT WORTH

Georeference: 37480L-1-10

Subdivision: SANCTUARY AT BEAR CREEK

Neighborhood Code: 3K300A

Latitude: 32.9250837315

Longitude: -97.2755081177

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 10

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: 800002596

Site Name: SANCTUARY AT BEAR CREEK Block 1 Lot 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,998

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

State Code: A

Year Built: 2015

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LAD KINTUKUMAR

MISTRY-LAD JIGNASHA

Primary Owner Address:

10313 ROATAN TRL

KELLER, TX 76244

Deed Date: 9/25/2015

Deed Volume:

Deed Page:

Instrument: [D215219962](#)

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	\$290,134	\$80,000	\$370,134	\$370,134
2024	\$290,134	\$80,000	\$370,134	\$370,134
2023	\$351,161	\$80,000	\$431,161	\$381,231
2022	\$281,574	\$65,000	\$346,574	\$346,574
2021	\$255,003	\$65,000	\$320,003	\$320,003
2020	\$235,000	\$65,000	\$300,000	\$300,000

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.