



LOCATION

Address: [10317 ROATAN TR](#)

City: FORT WORTH

Georeference: 37480L-1-11

Subdivision: SANCTUARY AT BEAR CREEK

Neighborhood Code: 3K300A

Latitude: 32.9252198331

Longitude: -97.2755058077

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 11

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: 800002597

Site Name: SANCTUARY AT BEAR CREEK Block 1 Lot 11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,663

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: None

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:

JOHNSON FAMILY TRUST

Primary Owner Address:

10317 ROATAN TRL

FORT WORTH, TX 76244

Deed Date: 10/25/2022

Deed Volume:

Deed Page:

Instrument: [D222256486](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON COURTNEY;JOHNSON KOLBY	12/12/2019	D219289229		
JOHNSON KOLBY	4/9/2018	D218075548		
ROBBS DEBORAH;ROBBS MATTHEW	8/21/2015	D215190832		

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	\$392,097	\$80,000	\$472,097	\$472,097
2024	\$392,097	\$80,000	\$472,097	\$472,097
2023	\$414,906	\$80,000	\$494,906	\$439,579
2022	\$346,726	\$65,000	\$411,726	\$399,617
2021	\$298,288	\$65,000	\$363,288	\$363,288
2020	\$280,730	\$65,000	\$345,730	\$345,730

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.