

## LOCATION

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**Address:** [10325 ROATAN TR](#)

**City:** FORT WORTH

**Georeference:** 37480L-1-13

**Subdivision:** SANCTUARY AT BEAR CREEK

**Neighborhood Code:** 3K300A

**Latitude:** 32.9254924099

**Longitude:** -97.2755008025

**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

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**Legal Description:** SANCTUARY AT BEAR CREEK

Block 1 Lot 13

**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:** 800002599

**Site Name:** SANCTUARY AT BEAR CREEK Block 1 Lot 13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,504

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$573,796

**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

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**Current Owner:**

MAKOUTZ JASON A

MAKOUTZ KARI M

**Primary Owner Address:**

10325 ROATAN TRL

KELLER, TX 76244

**Deed Date:** 8/14/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215182823](#)

## VALUES

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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	\$493,796	\$80,000	\$573,796	\$563,679
2024	\$493,796	\$80,000	\$573,796	\$512,435
2023	\$522,871	\$80,000	\$602,871	\$465,850
2022	\$397,328	\$65,000	\$462,328	\$423,500
2021	\$320,000	\$65,000	\$385,000	\$385,000
2020	\$320,000	\$65,000	\$385,000	\$385,000

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

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- 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.