



## LOCATION

**Address:** [10341 ROATAN TR](#)

**City:** FORT WORTH

**Georeference:** 37480L-1-17

**Subdivision:** SANCTUARY AT BEAR CREEK

**Neighborhood Code:** 3K300A

**Latitude:** 32.926047105

**Longitude:** -97.2754917392

**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 17 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)

**Site Number:** 800007438

**Site Name:** SANCTUARY AT BEAR CREEK 1 17 PLAT D215252163

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,026

**Percent Complete:** 100%

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

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

**Pool:** N

**State Code:** A

**Year Built:** 2018

**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:**

REZA LIVING TRUST

**Primary Owner Address:**

10341 ROATAN TRL

FORT WORTH, TX 76244

**Deed Date:** 3/28/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224035652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVESTRUZ CECILIA;PEDROSA LOU	3/1/2019	<a href="#">D219040733</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	\$339,551	\$80,000	\$419,551	\$419,551
2024	\$339,551	\$80,000	\$419,551	\$419,551
2023	\$359,247	\$80,000	\$439,247	\$391,461
2022	\$300,359	\$65,000	\$365,359	\$355,874
2021	\$258,522	\$65,000	\$323,522	\$323,522
2020	\$243,357	\$65,000	\$308,357	\$308,357

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.