

LOCATION

Address: [10405 ROATAN TR](#)

City: FORT WORTH

Georeference: 37480L-1-20

Subdivision: SANCTUARY AT BEAR CREEK

Neighborhood Code: 3K300A

Latitude: 32.9264591786

Longitude: -97.2754899541

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 20 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)

State Code: A

Year Built: 2016

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 800007441

Site Name: SANCTUARY AT BEAR CREEK 1 20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,792

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

ROULEAU THOMAS JR

ADAMS NICOLE

Primary Owner Address:

10405 ROATAN TRL
FORT WORTH, TX 76244

Deed Date: 6/30/2016

Deed Volume:

Deed Page:

Instrument: [D216145999](#)

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	\$355,098	\$80,000	\$435,098	\$435,098
2024	\$355,098	\$80,000	\$435,098	\$435,098
2023	\$406,720	\$80,000	\$486,720	\$413,820
2022	\$352,086	\$65,000	\$417,086	\$376,200
2021	\$277,000	\$65,000	\$342,000	\$342,000
2020	\$277,000	\$65,000	\$342,000	\$342,000

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.