



LOCATION

Address: [10413 ROATAN TR](#)

City: FORT WORTH

Georeference: 37480L-1-22

Subdivision: SANCTUARY AT BEAR CREEK

Neighborhood Code: 3K300A

Latitude: 32.9267315165

Longitude: -97.275489367

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 22 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: None

Protest Deadline Date: 5/15/2025

Site Number: 800007443

Site Name: SANCTUARY AT BEAR CREEK 1 22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,050

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:

MURPHY JOSEPHINE M

Primary Owner Address:

10413 ROATAN TR
KELLER, TX 76244

Deed Date: 9/20/2018

Deed Volume:

Deed Page:

Instrument: [D218210956](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KINCAID JUSTIN RUSSELL	7/26/2016	D216167207		
KINCAID JUSTIN RUSSELL	7/26/2016	D2121617207		

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	\$339,510	\$80,000	\$419,510	\$419,510
2024	\$339,510	\$80,000	\$419,510	\$419,510
2023	\$359,212	\$80,000	\$439,212	\$391,411
2022	\$300,319	\$65,000	\$365,319	\$355,828
2021	\$258,480	\$65,000	\$323,480	\$323,480
2020	\$243,315	\$65,000	\$308,315	\$308,315

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.