



## LOCATION

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**Address:** [10417 ROATAN TR](#)

**City:** FORT WORTH

**Georeference:** 37480L-1-23

**Subdivision:** SANCTUARY AT BEAR CREEK

**Neighborhood Code:** 3K300A

**Latitude:** 32.9268732432

**Longitude:** -97.2754858412

**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 23 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

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

**Notice Value:** \$401,265

**Protest Deadline Date:** 5/15/2025

**Site Number:** 800007444

**Site Name:** SANCTUARY AT BEAR CREEK 1 23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,476

**Percent Complete:** 100%

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

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

**Pool:** N

<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:**

PLAZA MAREK

PLAZA BARBARA

**Primary Owner Address:**

10417 ROATAN TRL

FORT WORTH, TX 76244

**Deed Date:** 2/7/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225020826](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOSAI SHIVANIE P;PLAZA KEVIN M	10/3/2019	<a href="#">D219226903</a>		
DOCOUTO CHRISTOPHER ALBERT;WIELANSKY SAMANTHA NICOLE	7/15/2016	<a href="#">D216159823</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	\$321,265	\$80,000	\$401,265	\$401,265
2024	\$321,265	\$80,000	\$401,265	\$401,265
2023	\$387,984	\$80,000	\$467,984	\$394,460
2022	\$325,594	\$65,000	\$390,594	\$358,600
2021	\$261,000	\$65,000	\$326,000	\$326,000
2020	\$253,300	\$65,000	\$318,300	\$318,300

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.