



## LOCATION

**Address:** [10421 ROATAN TR](#)

**City:** FORT WORTH

**Georeference:** 37480L-1-24

**Subdivision:** SANCTUARY AT BEAR CREEK

**Neighborhood Code:** 3K300A

**Latitude:** 32.9270084107

**Longitude:** -97.2755003997

**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 24 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:** 800007445

**Site Name:** SANCTUARY AT BEAR CREEK 1 24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,534

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,663

**Land Acres<sup>\*</sup>:** 0.1300

**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

**Current Owner:**

THE LEHAM FAMILY TRUST

**Primary Owner Address:**

10421 ROATAN TRL  
KELLER, TX 76244

**Deed Date:** 9/12/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223166246](#)

| Previous Owners  | Date      | Instrument                 | Deed Volume | Deed Page |
|------------------|-----------|----------------------------|-------------|-----------|
| SHERIDAN KAREN L | 7/29/2016 | <a href="#">D216173673</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 | \$375,325          | \$80,000    | \$455,325    | \$455,325                    |
| 2024 | \$375,325          | \$80,000    | \$455,325    | \$455,325                    |
| 2023 | \$397,208          | \$80,000    | \$477,208    | \$423,842                    |
| 2022 | \$331,772          | \$65,000    | \$396,772    | \$385,311                    |
| 2021 | \$285,283          | \$65,000    | \$350,283    | \$350,283                    |
| 2020 | \$268,429          | \$65,000    | \$333,429    | \$333,429                    |

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.