



## LOCATION

**Address:** [5113 AMBERGRIS TR](#)  
**City:** FORT WORTH  
**Georeference:** 37480L-1-29  
**Subdivision:** SANCTUARY AT BEAR CREEK  
**Neighborhood Code:** 3K300A

**Latitude:** 32.9273330013  
**Longitude:** -97.2748529965  
**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 29 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:** 800007450

**Site Name:** SANCTUARY AT BEAR CREEK 1 29

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,754

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1435

**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:**

BJAZZ VENTURES LLC

**Primary Owner Address:**

12630 ROYAL OAKS LN  
FARMERS BRANCH, TX 75234

**Deed Date:** 2/14/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225054959](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE ZHOU FAMILY TRUST	1/27/2021	<a href="#">D221027563</a>		
YANG HANJU	1/17/2017	<a href="#">D217011983</a>		

## VALUES

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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	\$403,716	\$80,000	\$483,716	\$483,716
2024	\$403,716	\$80,000	\$483,716	\$483,716
2023	\$405,000	\$80,000	\$485,000	\$485,000
2022	\$356,858	\$65,000	\$421,858	\$421,858
2021	\$251,583	\$65,000	\$316,583	\$316,583
2020	\$251,583	\$65,000	\$316,583	\$316,583

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.