



## LOCATION

**Address:** [5137 DOMINICA LN](#)

**City:** FORT WORTH

**Georeference:** 37480L-5-1

**Subdivision:** SANCTUARY AT BEAR CREEK

**Neighborhood Code:** 3K300A

**Latitude:** 32.9264995042

**Longitude:** -97.2734681634

**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 5 Lot 1 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:** 800007477

**Site Name:** SANCTUARY AT BEAR CREEK 5 1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,807

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,970

**Land Acres<sup>\*</sup>:** 0.1600

**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:**

ABDUL-RAHMAN ALI SAAD

**Primary Owner Address:**

5137 DOMINICA LN  
KELLER, TX 76244

**Deed Date:** 8/14/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219181994](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIRVA RELOCATION LLC	8/14/2019	<a href="#">D219181993</a>		
DEVADHAS REJODHAS	10/14/2016	<a href="#">D216247937</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	\$357,248	\$80,000	\$437,248	\$437,248
2024	\$357,248	\$80,000	\$437,248	\$437,248
2023	\$406,941	\$80,000	\$486,941	\$486,941
2022	\$362,543	\$65,000	\$427,543	\$427,543
2021	\$290,853	\$65,000	\$355,853	\$355,853
2020	\$293,246	\$65,000	\$358,246	\$358,246

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

---

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.