



LOCATION

Address: [5109 DOMINICA LN](#)

City: FORT WORTH

Georeference: 37480L-5-8

Subdivision: SANCTUARY AT BEAR CREEK

Neighborhood Code: 3K300A

Latitude: 32.9265229969

Longitude: -97.2746710187

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 8 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: 800007484

Site Name: SANCTUARY AT BEAR CREEK 5 8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,028

Percent Complete: 100%

Land Sqft^{*}: 7,200

Land Acres^{*}: 0.1653

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:

LAVENDER ANGELA

Primary Owner Address:

5109 DOMINICA LN
FORT WORTH, TX 76244-2085

Deed Date: 3/30/2021

Deed Volume:

Deed Page:

Instrument: [D221087857](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GHATAK NICHOLAS R	5/27/2016	D216115754		

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	\$296,956	\$80,000	\$376,956	\$376,956
2024	\$296,956	\$80,000	\$376,956	\$376,956
2023	\$357,711	\$80,000	\$437,711	\$398,750
2022	\$297,500	\$65,000	\$362,500	\$362,500
2021	\$261,994	\$65,000	\$326,994	\$326,994
2020	\$246,915	\$65,000	\$311,915	\$311,915

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.