



**Address:** [4766 EMERALD TRACE WAY](#)  
**City:** FORT WORTH  
**Georeference:** 42406-1-1  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8931222618  
**Longitude:** -97.2821035578  
**TAD Map:** 2066-444  
**MAPSCO:** TAR-036F



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** TRACE RIDGE ADDITION Block  
1 Lot 1

**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:** 2003

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07144199  
**Site Name:** TRACE RIDGE ADDITION-1-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,749  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,520  
**Land Acres<sup>\*</sup>:** 0.1955  
**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:**

LABRIE DONALD W JR  
LABRIE MARTHA J

**Primary Owner Address:**  
4766 EMERALD TRACE WAY  
FORT WORTH, TX 76244

**Deed Date:** 3/15/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222068630](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUNSUCKER BILLY J;HUNSUCKER PEGGY	9/24/2003	<a href="#">D203363485</a>	0000000	0000000
D R HORTON TEXAS LTD	1/1/1998	000000000000000	0000000	0000000



## 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	\$265,593	\$70,000	\$335,593	\$335,593
2024	\$265,593	\$70,000	\$335,593	\$335,593
2023	\$235,970	\$70,000	\$305,970	\$305,970
2022	\$238,342	\$50,000	\$288,342	\$254,680
2021	\$181,527	\$50,000	\$231,527	\$231,527
2020	\$177,534	\$50,000	\$227,534	\$211,750

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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- 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.