

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 07144288

Address: 4682 BRISTOL TRACE TR

City: FORT WORTH **Georeference:** 42406-4-18

Subdivision: TRACE RIDGE ADDITION

Neighborhood Code: 3K800C

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

## **PROPERTY DATA**

Legal Description: TRACE RIDGE ADDITION Block

4 Lot 18

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: 1999

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/24/2024

Site Number: 07144288

Latitude: 32.8946209828

**TAD Map:** 2060-444 MAPSCO: TAR-036F

Longitude: -97.2853398136

Site Name: TRACE RIDGE ADDITION-4-18 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,400 Percent Complete: 100%

**Land Sqft**\*: 7,150 Land Acres\*: 0.1641

Pool: N

## OWNER INFORMATION

**Current Owner:** 

OLSZEWSKI JONATHAN **Primary Owner Address:** 4682 BRISTOL TRACE TRL FORT WORTH, TX 76244

**Deed Date: 7/23/2018** 

**Deed Volume: Deed Page:** 

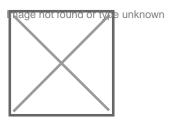
Instrument: D218162005

Previous Owners	Date	Instrument	Deed Volume	Deed Page	
MICHAEL SANDRA L	6/10/1999	00138800000206	0013880	0000206	
D R HORTON TEXAS LTD	1/1/1998	00000000000000	0000000	0000000	

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<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$265,197	\$70,000	\$335,197	\$335,197
2024	\$265,197	\$70,000	\$335,197	\$335,197
2023	\$298,769	\$70,000	\$368,769	\$312,571
2022	\$274,212	\$50,000	\$324,212	\$284,155
2021	\$208,323	\$50,000	\$258,323	\$258,323
2020	\$203,698	\$50,000	\$253,698	\$253,698

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.