



**Address:** [4708 BRISTOL TRACE TR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-4-22  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8946199341  
**Longitude:** -97.2845087657  
**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  
4 Lot 22

**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:** 2000  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 07144334  
**Site Name:** TRACE RIDGE ADDITION-4-22  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,057  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,150  
**Land Acres<sup>\*</sup>:** 0.1641  
**Pool:** N

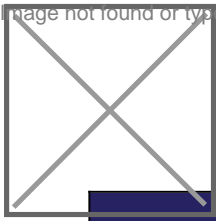
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
ZAKHER REMON  
MANOULY MARIAM  
**Primary Owner Address:**  
4708 BRISTOL TRACE TR  
KELLER, TX 76244-6944

**Deed Date:** 12/30/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D220000973](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DO MINDY	10/13/2006	<a href="#">D206323992</a>	0000000	0000000
PETTER DARRELL;PETTER TRACEY D	5/12/2000	00143560000403	0014356	0000403
D R HORTON TEXAS LTD	1/1/1998	000000000000000	0000000	0000000

## 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	\$290,000	\$70,000	\$360,000	\$360,000
2024	\$315,000	\$70,000	\$385,000	\$385,000
2023	\$352,000	\$70,000	\$422,000	\$369,435
2022	\$325,000	\$50,000	\$375,000	\$335,850
2021	\$255,318	\$50,000	\$305,318	\$305,318
2020	\$239,920	\$50,000	\$289,920	\$289,920

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.