



**Address:** [4720 BRISTOL TRACE TR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-4-25  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8946189549  
**Longitude:** -97.2838905709  
**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 25

**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:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$446,392

**Protest Deadline Date:** 7/12/2024

**Site Number:** 07144369

**Site Name:** TRACE RIDGE ADDITION-4-25

**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

<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:**

CAN TRUONG PHAN & HONG THU NGUYEN FAMILY TRUST

**Primary Owner Address:**

4720 BRISTOL TR  
FORT WORTH, TX 76244

**Deed Date:** 12/20/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223228299](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHAN CAN T;PHAN THU H NGUYEN	1/14/2008	<a href="#">D208024117</a>	0000000	0000000
FEDERAL HOME LOAN MTG CORP	6/5/2007	<a href="#">D207261537</a>	0000000	0000000
VENEGAS LETICIA;VENEGAS MARTIN	3/7/2007	<a href="#">D207221246</a>	0000000	0000000
VENEGAS LETICIA;VENEGAS MARTIN	4/28/2000	00143270000196	0014327	0000196
D R HORTON TEXAS LTD	1/1/1998	00000000000000	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	\$272,160	\$70,000	\$342,160	\$342,160
2024	\$376,392	\$70,000	\$446,392	\$406,379
2023	\$383,733	\$70,000	\$453,733	\$369,435
2022	\$337,143	\$50,000	\$387,143	\$335,850
2021	\$255,318	\$50,000	\$305,318	\$305,318
2020	\$249,554	\$50,000	\$299,554	\$299,554

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.