



**Address:** [4732 BRISTOL TRACE TR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-4-28  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8946205221  
**Longitude:** -97.2832701062  
**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 28

**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:** 07144393

**Site Name:** TRACE RIDGE ADDITION-4-28

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,474

**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:**

BEDNARZ ALMA NELL

**Primary Owner Address:**

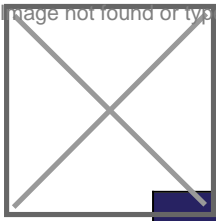
4732 BRISTOL TRACE TRL  
FORT WORTH, TX 76244

**Deed Date:** 3/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223038905](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SINGER KAREN E	8/11/2003	<a href="#">D205261856</a>	0000000	0000000
BYBEE LEVI J;BYBEE LUELLA	4/26/2000	00143270000195	0014327	0000195
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	\$314,935	\$70,000	\$384,935	\$384,935
2024	\$314,935	\$70,000	\$384,935	\$384,935
2023	\$321,048	\$70,000	\$391,048	\$319,798
2022	\$282,322	\$50,000	\$332,322	\$290,725
2021	\$214,295	\$50,000	\$264,295	\$264,295
2020	\$209,513	\$50,000	\$259,513	\$259,513

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.