



Address: [4750 BRISTOL TRACE TR](#)
City: FORT WORTH
Georeference: 42406-4-30
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8946163965
Longitude: -97.2828357482
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 30
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: RESOLUTE PROPERTY TAX SOLUTION (00988)
Protest Deadline Date: 5/24/2024

Site Number: 07144415
Site Name: TRACE RIDGE ADDITION-4-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,800
Percent Complete: 100%
Land Sqft^{*}: 8,816
Land Acres^{*}: 0.2023
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:
HAYES TODD L
HAYES DANA
Primary Owner Address:
4750 BRISTOL TRACE TR
KELLER, TX 76244-6944

Deed Date: 12/1/1999
Deed Volume: 0014131
Deed Page: 0000387
Instrument: 00141310000387

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D R HORTON TEXAS LTD	1/1/1998	0000000000000000	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 ⁺
2025	\$229,198	\$70,000	\$299,198	\$299,198
2024	\$309,494	\$70,000	\$379,494	\$379,494
2023	\$355,347	\$70,000	\$425,347	\$347,164
2022	\$312,383	\$50,000	\$362,383	\$315,604
2021	\$236,913	\$50,000	\$286,913	\$286,913
2020	\$223,701	\$50,000	\$273,701	\$273,701

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.