



Address: [4754 BRISTOL TRACE TR](#)
City: FORT WORTH
Georeference: 42406-4-31
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8946365821
Longitude: -97.2825786045
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 31

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: 1998

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/15/2025

Site Number: 07144423
Site Name: TRACE RIDGE ADDITION-4-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,442
Percent Complete: 100%
Land Sqft^{*}: 10,708
Land Acres^{*}: 0.2458
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:
SCHOFIELD RYAN JAMES
SCHOFIELD JESSICA
Primary Owner Address:
4754 BRISTOL TRACE TR
KELLER, TX 76244

Deed Date: 5/20/2022
Deed Volume:
Deed Page:
Instrument: [D222132251](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEERY JAYNE MARSHALL;PEERY ROBERT C	6/7/2016	D216127027		
MARSHALL JAYNE	9/22/2011	D211235124	0000000	0000000
MANESS BONITA S	6/9/2007	D209015193	0000000	0000000
MANESS BONITA	12/19/2006	000000000000000	0000000	0000000
MANES BONITA S;MANES DONALD G	9/27/2001	00154640000228	0015464	0000228
MANESS BONITA;MANESS DONALD G	9/27/2001	00151640000228	0015164	0000228
HOWE JAMES W;HOWE TAMMY L	2/12/1999	00136650000518	0013665	0000518
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 ⁺
2025	\$271,491	\$70,000	\$341,491	\$341,491
2024	\$271,491	\$70,000	\$341,491	\$341,491
2023	\$318,860	\$70,000	\$388,860	\$388,860
2022	\$270,491	\$50,000	\$320,491	\$290,264
2021	\$213,876	\$50,000	\$263,876	\$263,876
2020	\$195,000	\$50,000	\$245,000	\$245,000

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.