



**Address:** [4758 BRISTOL TRACE TR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-4-32  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8946786808  
**Longitude:** -97.282339827  
**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 32

**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:** None

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

**Notice Value:** \$455,924

**Protest Deadline Date:** 5/24/2024

**Site Number:** 07144431

**Site Name:** TRACE RIDGE ADDITION-4-32

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,924

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,378

**Land Acres<sup>\*</sup>:** 0.2612

**Pool:** Y

<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:**

KOHLER ROBERT P  
AUSTIN PATRICIA MANNING

**Primary Owner Address:**

4758 BRISTOL TRACE TR  
KELLER, TX 76244-6944

**Deed Date:** 1/5/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222054470 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOHLER ROBERT	6/3/2011	<a href="#">D211133683</a>	0000000	0000000
KOHLER REBECCA; KOHLER ROBERT P	8/1/1999	00139670000157	0013967	0000157
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	\$355,000	\$70,000	\$425,000	\$425,000
2024	\$385,924	\$70,000	\$455,924	\$419,339
2023	\$392,992	\$70,000	\$462,992	\$381,217
2022	\$343,401	\$50,000	\$393,401	\$346,561
2021	\$265,055	\$50,000	\$315,055	\$315,055
2020	\$259,566	\$50,000	\$309,566	\$309,566

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.