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Address: [4733 BRISTOL TRACE TR](#)
City: FORT WORTH
Georeference: 42406-7-2
Subdivision: TRACE RIDGE ADDITION
Neighborhood Code: 3K800C

Latitude: 32.8950560232
Longitude: -97.2834263263
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
7 Lot 2

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$427,171

Protest Deadline Date: 5/24/2024

Site Number: 07144830

Site Name: TRACE RIDGE ADDITION-7-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,904

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

LAYEN SEBASTIEN

LAYEN VALERIE

Primary Owner Address:

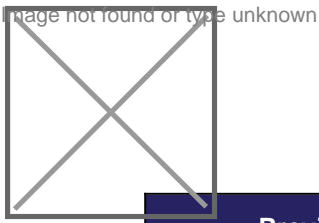
4733 BRISTOL TRACE TR
FORT WORTH, TX 76244-6942

Deed Date: 7/8/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211168517](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEPHENS PHILLIP C	5/7/2002	00157150000017	0015715	0000017
AULL DEANNA M;AULL JAMES E	6/1/1999	00138600000393	0013860	0000393
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 ⁺
2025	\$357,171	\$70,000	\$427,171	\$427,171
2024	\$357,171	\$70,000	\$427,171	\$389,294
2023	\$364,146	\$70,000	\$434,146	\$353,904
2022	\$320,015	\$50,000	\$370,015	\$321,731
2021	\$242,483	\$50,000	\$292,483	\$292,483
2020	\$237,034	\$50,000	\$287,034	\$287,034

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.