



**Address:** [4705 BRISTOL TRACE TR](#)  
**City:** FORT WORTH  
**Georeference:** 42406-7-7  
**Subdivision:** TRACE RIDGE ADDITION  
**Neighborhood Code:** 3K800C

**Latitude:** 32.8950575229  
**Longitude:** -97.2844622667  
**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 7

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 07144881

**Site Name:** TRACE RIDGE ADDITION-7-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,395

**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:**

DANG PHAT

DANG PHUONG

**Primary Owner Address:**

4705 BRISTOL TRACE TR  
KELLER, TX 76244-6942

**Deed Date:** 2/9/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206041150](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| CENDANT MOBILITY RELOCATION CO  | 10/28/2005 | <a href="#">D205360119</a> | 0000000     | 0000000   |
| HAMILTON MICHAEL D;HAMILTON TEM | 4/26/1999  | <a href="#">D205321628</a> | 0000000     | 0000000   |
| 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 | \$232,709          | \$70,000    | \$302,709    | \$302,709                    |
| 2024 | \$248,641          | \$70,000    | \$318,641    | \$318,641                    |
| 2023 | \$304,000          | \$70,000    | \$374,000    | \$304,920                    |
| 2022 | \$260,763          | \$50,000    | \$310,763    | \$277,200                    |
| 2021 | \$202,000          | \$50,000    | \$252,000    | \$252,000                    |
| 2020 | \$189,000          | \$50,000    | \$239,000    | \$239,000                    |

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)
- DISABLED VET 10 to 29 PCT 11.22

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.